

Meeting

NORTH WALES CORPORATE JOINT COMMITTEE

Date and Time

1.30 pm, FRIDAY, 19TH SEPTEMBER, 2025

Location

Virtual Meeting

For public access to the meeting, please contact us

Contact Point

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(DISTRIBUTED 12/09/25)

NORTH WALES CORPORATE JOINT COMMITTEE

Council Members

Cllr. Jason McLellan- Denbighshire County Council
Cllr. Gary Pritchard - Isle of Anglesey County Council
Cllr. Charlie McCoubrey - Conwy County Borough Council
Cllr. Mark Pritchard - Wrexham County Borough Council
Cllr. Dave Hughes - Flintshire County Council
Cllr. Nia Jeffeys - Cyngor Gwynedd

Eryri Member

Cllr. Edgar Wyn Owen – Eryri National Park Authority

Constituent Council Chief Executives

Dafydd Gibbard - Cyngor Gwynedd
Dylan Williams - Isle of Anglesey County Council
Rhun ap Iareth - Conwy County Borough Council
Neal Cockerton - Flintshire County Council
Graham Boase - Denbighshire County Council
Alwyn Jones – Interim CEO - Wrexham County Borough Council
Jonathan Cawley – Snowdonia National Park Authority

Statutory Officers

Alwen Williams – Corporate Joint Committee Chief Executive
Dewi Aeron Morgan – Chief Finance Officer
Iwan G Evans – Monitoring Officer

A G E N D A

1. APOLOGIES

To receive any apologies for absence.

2. DECLARATION OF PERSONAL INTEREST

To receive any declaration 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 5 - 11

The Chair shall propose that the minutes of the previous meeting held on 18 of July, 2025 be signed as a true record.

5. 2025/26 REVENUE POSITION - END OF JULY 2025 REVIEW 12 - 22

Dewi A. Morgan, Head of Finance (CJC's Statutory Finance Officer) and Sian Pugh, Assistant Head of Finance to present report.

6. ANNUAL GOVERNANCE STATEMENT 23 - 46

Alwen Williams, Chief Executive to present report.

7. CJC GOVERNANCE: ECONOMIC WELL-BEING SUB-COMMITTEE AMENDED TERMS OF REFERENCE 47 - 53

Iwan Evans, Monitoring Officer to present report.

8. FLINTSHIRE AND WREXHAM INVESTMENT ZONE 54 - 61

Alwen Williams, Chief Executive and Iain Taylor, AMION Consulting to present report.

9. THE STRATEGIC DEVELOPMENT PLAN DELIVERY AGREEMENT 62-208

Alwen Williams, Chief Executive and Andy Roberts, Regional Strategic Planning Officer to present the report.

10. ISSUES AND OPTIONS RELATING TO THE FUNDING OF THE PRODUCTION OF THE STRATEGIC DEVELOPMENT PLAN 209 - 217

Alwen Williams, Chief Executive and Andy Roberts, Regional Strategic Planning Officer to present the report.

NORTH WALES CORPORATE JOINT COMMITTEE 18/07/25

Present: Chairperson: Councillor Mark Pritchard (Wrexham County Borough Council).

Councillors: Dave Hughes (Flintshire County Council), Menna Trenholme (Cyngor Gwynedd), Charlie McCoubrey (Conwy County Borough Council), Gary Pritchard (Isle of Anglesey County Council), Jason McLellan (Denbighshire County Council) and Edgar Owen (Chair of the Eryri National Park Authority).

Chief Executives of Constituent Councils: Geraint Owen (Cyngor Gwynedd), Dylan Williams (Isle of Anglesey County Council), Rhun ap Iareth (Conwy County Borough Council), Neal Cockerton (Flintshire County Council), Graham Boase (Denbighshire County Council), Alwyn Jones (Wrexham County Borough Council) and Jonathan Cawley (Eryri National Park Authority).

Other officers present: Alwen Williams (CJC Chief Executive), Claire Incledon (Acting Deputy Monitoring Officer – CJC), Dewi Aeron Morgan (CJC Statutory Finance Officer), Sian Pugh (Assistant Head of Finance – Cyngor Gwynedd), Sara Jane Jones (Senior Accountant Cyngor Gwynedd), Allan Pitt (ARUP), Iain Taylor (AMION Consulting), Andy Roberts (CJC Strategic Development Planning Officer), David Hole (CJC Action Programme Lead), and Annes Sion (Democracy Team Leader – Cyngor Gwynedd).

1. APOLOGIES

Apologies were received from Cllr. Nia Jeffreys (Cyngor Gwynedd) and Dafydd Gibbard (Cyngor Gwynedd).

2. DECLARATION OF PERSONAL INTEREST

There were no declarations of personal interest.

3. URGENT BUSINESS

None to note.

4. MINUTES OF THE PREVIOUS MEETING

The Chair signed the minutes of the previous meeting, held on 13 June 2025, as a true record.

5. NORTH WALES ECONOMIC AMBITION BOARD JOINT COMMITTEE - AUDIT PLAN 2025

The report was presented by Matthew Edwards (Audit Wales)

RESOLVED:

To accept the Audit Wales report which highlighted the Ambition Board's Audit Plan for

2024.

DISCUSSION

The report was presented, and thanks were given for the opportunity to present the last audit plan of the Ambition Board. It was noted that the plan referred to the draft accounts being discussed during the meeting.

It was expressed that some elements of the plan needed to be highlighted in terms of reaching international audit standards namely highlighting the audit work together with timescales. It was expressed that no absolute assurance could be given as to the truth and fairness of the statements but that they adopted a concept of materiality. It was explained that the materiality level was set at 2%, however the plan had been based on last year's expenditure. Having seen the latest financial statement, it became clear that there had been a significant increase in expenditure and therefore the materiality level would need to be updated accordingly when the audit work was being undertaken.

The main risks were noted, one of which was the risk of management override but that this was present in all entities. Another risk highlighted was costing the net commitment/pension fund surplus along with implementing the international financial reporting standard - Leases.

It was noted that the audit fee was approximately £15,000. It was confirmed that the membership of the audit team was independent from the CJC but one threat to independence was noted in relation to the Audit Manager who is an acquaintance of a member of the Joint Committee's Operational Group. Appropriate steps would be taken to ensure that any potential conflict was managed.

Thanks were noted for the report.

6. NORTH WALES ECONOMIC AMBITION BOARD'S STATEMENT OF ACCOUNTS FOR 2024/25

The report was presented by Dewi Aeron Morgan (CJC Statutory Finance Officer).

RESOLVED

To accept and note NWEAB's draft Statement of Accounts (subject to audit) for 2024/25.

DISCUSSION

The report was presented noting that the figures set out aligned with what had been reported in the revenue out-turn report, presented back in June. It was noted that the appendices highlighted the total grants received in advance with a balance of £41.58m on 31 March 2025.

It was explained that the value of the pensions assets was still higher than the value of the liabilities, and the net asset position was £1m on 31 March. It was explained that the reason for this was that the actuary's valuation used corporate bonds, and because these had yielded high, it had led to high accounting discount rates, which gave the pension liabilities a lower value. Therefore, in accordance with the direction from the actuary, there was a need once again to adjust the value of the asset and show as £0.

It was highlighted that the Statutory Finance Officer had signed the accounts certifying

that he was of the opinion that the Statement of Accounts had been prepared in accordance with the appropriate practice as set out in the CIPFA/LASAAC Code of Practice on Local Authority Accounting. It was announced that the officer was of the opinion that it presented an accurate and fair picture of the financial position for the 2024-25 financial year.

It was noted that the Statement was currently being reviewed by Audit Wales and that the final accounts would be presented in the autumn.

7. SUB-COMMITTEE MEMBERSHIP UPDATE

The report was presented by Claire Incledon (Acting Deputy Monitoring Officer - CJC).

RESOLVED:

To approve the appointment of the following co-opted members to the CJC's Planning and Strategic Transport Sub-committees.

The membership of the sub-committees was noted as follows:

Strategic Transport Sub-committee	
Name	County
Cllr. Craig ab Iago	Cyngor Gwynedd
CHAIRPERSON Cllr. Goronwy Edwards	Conwy County Borough Council
VICE-CHAIRPERSON Cllr. David A Bithell	Wrexham County Borough Council
Cllr. Gary Pritchard	Ynys Môn County Council
Cllr. Barry Mellor	Denbighshire County Council
Cllr. Glyn Banks	Flintshire County Council

Strategic Planning Sub-committee	
Name	County
Cllr. Craig ab Iago	Cyngor Gwynedd
Cllr. Chris Cater	Conwy County Borough Council
VICE-CHAIRPERSON Cllr. Hugh Jones	Wrexham County Borough Council
CHAIRPERSON Cllr. Nicola Roberts	Ynys Môn County Council
Cllr. Alan James	Denbighshire County Council
Cllr. Richard Jones	Flintshire County Council
Cllr. Edgar Owen	Eryri National Park Authority

DISCUSSION

The report was presented noting that, over the past year, the Council had established two of the Sub-committees namely the Strategic Transport Sub-committee and the Strategic Planning Sub-committee, with membership coming from the relevant portfolio leaders of North Wales councils. It was noted that the Monitoring Officer had been given the right to

amend any membership and to appoint Lay Members, but this would be reported at the next CJC meeting.

It was noted that the report reported on the adjustments made to the membership following the Annual Meetings of all councils. Attention was drawn to the adjustments.

Cllr. Gary Pritchard highlighted that he was an acting member on the Transport Committee, until a new Portfolio Leader had been appointed.

8. UPDATE ON THE STRATEGIC DEVELOPMENT PLAN FOR NORTH WALES - DELIVERY AGREEMENT

The report was presented by Alwen Williams, CJC Chief Executive and Andy Roberts, Regional Strategic Development Planning Officer.

RESOLVED:

Members noted the update on the progress in preparing a Delivery Agreement for the North Wales Strategic Development Plan and the main matters highlighted that will need to be resolved in future.

DISCUSSION

The report was presented, noting that the SDP for North Wales was a statutory requirement, and it was highlighted that the report noted the main steps for producing the Plan.

The Regional Strategic Development Planning Officer noted that it was a pleasure to give an update on the work that had been undertaken. It was emphasised that they were in the early stages of producing the SDP. It was noted that an initial draft of the Delivery Agreement had been produced and shared with the Government together with relevant stakeholders and the Strategic Planning Sub-committee of the CJC. It was noted that the sub-committee had essentially agreed but had highlighted financial risks that would be noted later on in the report.

It was noted that the draft programme followed a 5-year timescale, and that the plan was over a 25-year period. He expressed his personal opinion that the 5-year timescale of the draft programme was rather long but followed the Government's guidance and highlighted that the main concern was ensuring that we get the Plan right. In terms of the 25-year plan, it was noted that some plans had been identified to start as early as possible.

In terms of communication and consultation, given that it was such a wide area, much consultation would take place virtually on a regional basis but face-to-face events could be held locally and some regionally.

It was emphasised that the biggest risk was the financial risk - the figure was so high and no money had been confirmed for the Plan, therefore the financial deficit would have to be found. It was explained that the Delivery Agreement would be going out to consultation today, and that the Agreement could hopefully be presented to the CJC in September as the one that will be submitted to the Government. However it was highlighted that the financial deficit would need to be resolved in order for the DA to be completed. It was noted that the CJC Lead for North Wales together with other CJs across Wales had raised this matter with the Government.

Attention was drawn to section 7 which highlighted the steps once the Delivery Agreement had been presented, noting that an open discussion was needed to form a full vision for the Plan in the autumn.

The members expressed their thanks for the report and noted, if there were problems with making up the financial deficit, that this be reported immediately to the CJC. It was noted that the Government would hopefully respond before the election due to be held in May. It was noted that the main concerns of the Strategic Planning Sub-committee would be reported immediately to the CJC.

It was asked whether the Plan would be published to the public in a simpler, understandable and concise format. It was noted that steps would be taken to ensure that the document was inclusive and accessible allowing access to anyone who was eager to read the Plan.

9. REGIONAL TRANSPORT PLAN FOR NORTH WALES - POST CONSULTATION

The report was presented by Alwen Williams, CJC Chief Executive and Andy Roberts, Regional Strategic Development Planning Officer.

RESOLVED:

Members noted the update on the progress in preparing a Delivery Agreement for the North Wales Strategic Development Plan and the main matters highlighted that will need to be resolved in future.

DISCUSSION

The report was presented, noting that the SDP for North Wales was a statutory requirement, and it was highlighted that the report noted the main steps for producing the Plan.

The Regional Strategic Development Planning Officer noted that it was a pleasure to give an update on the work that had been undertaken. It was emphasised that they were in the early stages of producing the SDP. It was noted that an initial draft of the Delivery Agreement had been produced and shared with the Government together with relevant stakeholders and the Strategic Planning Sub-committee of the CJC. It was noted that the sub-committee had essentially agreed but had highlighted financial risks that would be noted later on in the report.

It was noted that the draft programme followed a 5-year timescale, and that the plan was over a 25-year period. He expressed his personal opinion that the 5-year timescale of the draft programme was rather long but followed the Government's guidance and highlighted that the main concern was ensuring that we get the Plan right. In terms of the 25-year plan, it was noted that some plans had been identified to start as early as possible.

In terms of communication and consultation, given that it was such a wide area, much consultation would take place virtually on a regional basis but face-to-face events could be held locally and some regionally.

It was emphasised that the biggest risk was the financial risk - the figure was so high and no money had been confirmed for the Plan, therefore the financial deficit would have to be found. It was explained that the Delivery Agreement would be going out to consultation today, and that the Agreement could hopefully be presented to the CJC in

September as the one that will be submitted to the Government. However it was highlighted that the financial deficit would need to be resolved in order for the DA to be completed. It was noted that the CJC Lead for North Wales together with other CJs across Wales had raised this matter with the Government.

Attention was drawn to section 7 which highlighted the steps once the Delivery Agreement had been presented, noting that an open discussion was needed to form a full vision for the Plan in the autumn.

The members expressed their thanks for the report and noted, if there were problems with making up the financial deficit, that this be reported immediately to the CJC. It was noted that the Government would hopefully respond before the election due to be held in May. It was noted that the main concerns of the Strategic Planning Sub-committee would be reported immediately to the CJC.

It was asked whether the Plan would be published to the public in a simpler, understandable and concise format. It was noted that steps would be taken to ensure that the document was inclusive and accessible allowing access to anyone who was eager to read the Plan.

10. EXCLUSION OF PRESS AND PUBLIC

It was agreed to exclude the press and public from the meeting during the discussion. The report relates to a draft Memorandum of Understanding of the Investment Zone with the Welsh and UK Governments which has been designated as a confidential document by a Government Department for the provisions of Section 100 (A)(2) of the Local Government Act 1972. As a consequence, it is a requirement that the report is excluded from publication as this would disclose confidential information.

11. FLINTSHIRE AND WREXHAM INVESTMENT INVESTMENT ZONE UPDATE AND PROPOSED MOU

The report was presented by Alwen Williams, Chief Executive and Iain Taylor, AMION Consulting

RESOLVED:

The Update Report was accepted and the work between the Investment Zone team, the Welsh Government and the UK Government was noted to determine an acceptable allocation within the £160m for the cost of tax relief linked to the occupation and development of Investment Zone Tax Sites.

The proposed draft Memorandum of Understanding was approved for the Flintshire and Wrexham Investment Zone and to delegate to the Chief Executive and Monitoring Officer of the CJC, in consultation with the Chair and Vice-chair of the CJC to agree and complete the final document.

A further report was requested to the CJC in September 2025 with detailed proposals for the North Wales Innovation Board.

DISCUSSION

The report was discussed.

The meeting commenced at 13:30 and concluded at 15:00

CHAIRMAN

NORTH WALES CORPORATE JOINT COMMITTEE

19 September 2025

TITLE: 2025/26 Revenue Position – End of July 2025 Review.

AUTHOR: Dewi A. Morgan, Head of Finance (CJC's Statutory Finance Officer)
Sian Pugh, Assistant Head of Finance

1. PURPOSE OF THE REPORT

- 1.1. This report intends to provide the North Wales Corporate Joint Committee (CJC) with details of the CJC, the Economic Well-being Sub-committee (Growth Deal) and the Regional Skills Partnership's (RSP) projected full year out-turn against their annual budget.
- 1.2. In order to operate effectively, the Joint Committee needs to be aware of the projected expenditure position against the approved annual budget.

2. DECISIONS SOUGHT

- 2.1. To note and accept the revenue end of July 2025 review for the CJC (Appendix 1).
- 2.2. To note and accept the revenue end of July 2025 review for the Economic Well-being Sub-committee (Growth Deal), including the reserves position and the approval of the virement in the budget relating to grant income and expenditure (Appendix 2 and 3).
- 2.3. To note and accept the revenue end of July 2025 review for the RSP (Appendix 4).

3. REASONS FOR THE DECISION

- 3.1. To note a forecasted underspend of £411,001 against the CJC's revenue budget for 2025/26.
- 3.2. To note a forecasted underspend of £280,562 against the Economic Well-being Sub-committee's revenue budget for 2025/26.
- 3.3. To note a neutral out-turn position for the RSP for 2025/26.

4. BACKGROUND AND RELEVANT CONSIDERATIONS

- 4.1. The CJC in its meeting on 17 January approved its 2025/26 budget whilst the North Wales Economic Ambition Board approved the Economic Well-being Sub-committee's 2025/26 revenue and capital budget in its meeting on 14 February 2025. Funding of £290k for the RSP was awarded by Welsh Government for 2025/26 in April 2025.

- 4.2. The budgets will continue to be monitored and reviewed throughout the 2025/26 financial year, and the third quarter review will be presented to the CJC in January 2026.
- 4.3. The Growth Deal capital programme is currently under review following the projects reserve list, with the Portfolio Business Case to be approved in December, therefore an updated capital profile will be presented with the third quarter review.

5. FINANCIAL IMPLICATIONS

Corporate Joint Committee

- 5.1. Appendix 1 provides a detailed breakdown of the CJC's expenditure projections per heading against its annual budget.
- 5.2. It is estimated that the net out-turn position at the end of the 2025/26 financial year will be an underspend of £411,001. This is mainly due to underspends in employee expenditure, insurance, systems and support services, in addition to grant awarded by Welsh Government for the Regional Transport Plan and interest income.

Employees

- 5.3. An underspend of £284,929 is projected against the employees heading for 2025/26.
- 5.4. The employee expenditure include the Chief Executive (full time since June 2025, previously on secondment from the Growth Deal for 2 days a week), four posts in Policy, Procurement, Operations and Administration (with recruitment from September 2025) and the costs of staff on secondment to the CJC.
- 5.5. The recruitment of a full-time Chief Executive and additional posts has led to expenditure being incurred on advertising, recruitment and training.

Travel

- 5.6. The estimated cost of the essential travel allowance and staff subsistence costs until March 2026 is £2,460, which gives an underspend of £540 on the travelling heading for 2025/26.

Supplies and Services

- 5.7. There is an estimated net overspend of £60,323 against the supplies and services heading.
- 5.8. The external consultants heading is showing an estimated overspend of £132,655, but the £200k expenditure on the Transport sub-heading is funded from the Regional Transport Grant, and the therefore income is shown as a surplus under the grant income. £200k funding from Welsh Government could be secured for the Strategic Planning costs, depending on the CJC approving a draft delivery agreement post-consultation (£100k) and a formal submission within this financial year (£100k).
- 5.9. The overspend of £13,432 in the Premises relates to the costs of additional office space.
- 5.10. The main underspends in supplies and services relate to insurance and systems. The actual insurance cost for 2025/26 is less than budgeted and the majority of the cost has been

apportioned between the CJC and the Economic Well-being Sub-committee based on employee budget costs, therefore leading to an underspend for the CJC. The systems budget was included to cover the initial set-up costs as well as an annual fee for a Committee Management System; however, this is not expected to be implemented in 2025/26.

Support Services

- 5.11. There is an estimated underspend on this heading of £39,594 due to the recruitment of Cyngor Gwynedd staff supporting the CJC taking place during the financial year. This recruitment will take place after the Service Level Agreement has been finalised.

Set-Up Costs

- 5.12. The expenditure on legal and external consultants relates to the support on the implementation of the CJC, and support has continued beyond the initial contracted period, therefore leading to an estimated overspend of £103,739 compared to the budget.

Income

- 5.13. The CJC was successful in its bid to Welsh Government for funding towards the Regional Transport Plan, with £200k awarded in 2025/26.
- 5.14. It is estimated that £50k of interest income will be received for 2025/26.
- 5.15. The levy on the constituent authorities for 2025/26 was approved by the CJC in its meeting on 17 January 2025.

Reserves

- 5.16. The earmarked reserve balance at 31 March 2025 was £1,112,671, and £567,740 of this reserve has been allocated to the 2025/26 budget to give a balance of £544,931. Any underspend at the end of the financial year will be transferred to the earmarked reserve, therefore the estimated balance at 31 March 2026 is £955,932.

Investment Zone

- 5.17. The estimated expenditure on the Investment Zone is £125,700. £25,000 has been awarded by Welsh Government for consultancy support, with £100,700 being funded from the CJC's earmarked reserve which will be repaid once the grant income has been approved by Government.

Economic Well-being Sub-committee

- 5.18. Appendix 2 provides a detailed analysis of the Economic Well-being Sub-committee's actual expenditure and income per heading up to the end of July 2025, together with a projected full year out-turn against its annual budget.
- 5.19. It is estimated that the net out-turn position at the end of the 2025/26 financial year will be an underspend of £280,562. This is mainly due to underspends in employee expenditure, additional government roles and accountable body support services. Ambition North Wales was also successful in its Shared Prosperity Fund application which has further contributed to the underspend in employee expenditure.

Portfolio Management Office

- 5.20. There's a £229,801 underspend on the Portfolio Management Office (PMO) and the main underspend is shown on the employee expenditure and additional government roles heading.
- 5.21. Funding received from the Local Area Energy Planning grant and the UK Shared Prosperity Fund for 2025/26 has been used to fund the costs of two officers and a proportion of the costs for other staff. The secondment of three officers and the previous Portfolio Director to the CJC for one/ two days a week has also led to an underspend in employee expenditure.
- 5.22. Part of this underspend has been used to fund the costs of a temporary External Advisor to support the Energy Programme beyond the Local Area Energy Planning grant. Also included within External Advisor costs is the CJC's Implementation Programme Manager costs associated with supporting the Growth Deal.
- 5.23. The recruitment of additional roles that are included within the budget such as projects staff and government roles has taken place during the financial year, therefore also contributing to the underspend. However, additional recruitment, including the recruitment of Portfolio Director, is expected to lead to an overspend in advertising and assessment of candidates costs.
- 5.24. The insurance heading is showing an overspend of £11,800 due to what was explained in 5.10.

Accountable Body Support Services

- 5.25. The estimated underspend on this heading is £26,190 with the explanation the same as that noted in 5.11.

Joint Committee

- 5.26. The Joint Committee heading shows a net underspend of £2,553 due to the forecasted underspend in audit fees offsetting the increase in external legal support costs.

Projects

- 5.27. The expected net overspend on this heading is £6,689. There is an overspend in external legal support costs on numerous projects in the capital programme, however there is an expected underspend on assurance costs.

Grant Schemes

- 5.28. The expenditure under this heading includes grant funded Local Area Energy and Shared Prosperity Fund projects where funding has been received until March 2026.
- 5.29. Income awarded of £621,320 from these grants has been included in the Virements column, with the budgeted expenditure shown against the relevant line in the grant schemes heading.

Funding Contributions

- 5.30. The main income streams for 2025/26 include partner contributions, the North Wales Growth Deal grant (revenue allocation and the funding of project staff costs), Welsh Government energy grant, UK Shared Prosperity Fund, the earmarked reserve and the resources reserve.

- 5.31. The forecasted use of the Growth Deal grant for projects staff is £205,382 compared to the budget of £116,675. This is due to the grant funding 50% of the costs of staff that were previously 100% funded by the Welsh Government energy grant in previous years, as well as an increase in the number of staff expected to be recruited for energy and digital projects.

Reserves

- 5.32. Appendix 3 shows the estimated reserves balances at 31 March 2026.
- 5.33. The total earmarked reserve balance at 31 March 2025 was £210,977, and £60,990 of this reserve has been allocated to the 2025/26 budget to give an estimated balance of £149,987 at 31 March 2026.
- 5.34. The projects reserve balance at 31 March 2025 was £29,167. In 2024/25, costs of £123,133 relating to the Clean Local Energy Project were met from the projects reserve as the Full Business Case was yet to be approved by 31st March 2025. The Full Business Case has subsequently been approved therefore £123,133 of the Growth Deal grant will be transferred to the projects reserve.
- 5.35. The interest reserve is ringfenced to fund the cost of borrowing in future years. Its estimated balance at 31 March 2026 is £4,841,863 and this includes the partner interest contributions of £108,380 that will be received during the year.
- 5.36. The resources reserve is used to fund the additional government requirements and project development costs, as well as to retain the Portfolio Management Office's capacity. £412,085 of this reserve has been allocated to the 2025/26 budget to give an estimated balance of £2,388,146 at 31 March 2026. The interest received on the Growth Deal grant in 2025/26 will also be transferred to the resources reserve at the end of the financial year.

Regional Skills Partnership

- 5.37. Appendix 4 provides an analysis of the RSP's actual expenditure and income per heading up to the end of July 2025, with a projected full year out-turn against its annual budget.
- 5.38. The projected out-turn is a neutral position, with the expenditure of £302,000 funded by Welsh Government grant of £290,000 plus a reserve of £12,000 for work that commenced in 2024/25 but not completed until May 2025.

6. CONSULTATIONS UNDERTAKEN

- 6.1. The Economic Well-being Sub-Committee appendices of this report were presented to the Portfolio Board on 12 September 2025.

7. LEGAL IMPLICATIONS

- 7.1. Senior Officers of the CJC, the Economic Well-being Sub-committee and the RSP as well as the Monitoring Officer have contributed to this review.

APPENDICES:

Appendix 1	2025/26 CJC's Revenue Budget – End of July 2025 Review
Appendix 2	2025/26 Economic Well-being Sub-committee's Revenue Budget – End of July 2025 Review
Appendix 3	Economic Well-being Sub-committee's reserves position
Appendix 4	2025/26 RSP's Revenue Budget – End of July 2025 Review

STATUTORY OFFICERS RESPONSE:

i. Monitoring Officer:

No observations to add in relation to propriety.

ii. Statutory Finance Officer:

Report author.

North Wales Corporate Joint Committee's 2025/26 revenue budget - July 2025 Review

Appendix 1

	Strategic Planning	Transport	Investment Zone	Corporate Joint Committee	Total Budget	Expenditure forecast					Forecast Overspend / (Underspend)
	Strategic Planning	Transport	Investment Zones	Corporate Joint Committee	Total Expenditure						
Expenditure	(£)	(£)	(£)	(£)	(£)	(£)	(£)	(£)	(£)	(£)	(£)
Employees											
Employee expenditure (Pay, N.I. & Superannuation)	226,230	112,970	0	428,880	768,080	92,789	45,811	0	322,370	460,970	(307,110)
Advertising and recruitment costs	0	0	0	0	0	0	0	0	18,611	18,611	18,611
Training	0	0	0	0	0	0	0	0	4,000	4,000	4,000
Lay members allowance	0	0	0	1,230	1,230	0	0	0	800	800	(430)
Employees Total	226,230	112,970	0	430,110	769,310	92,789	45,811	0	345,781	484,381	(284,929)
Travel											
Travel and subsistence	940	400	0	1,660	3,000	400	400	0	1,660	2,460	(540)
Travel Total	940	400	0	1,660	3,000	400	400	0	1,660	2,460	(540)
Supplies and services											
Premises	0	0	0	0	0	0	0	0	13,432	13,432	13,432
Tools and equipment	3,440	1,470	0	6,090	11,000	1,470	1,470	0	6,400	9,340	(1,660)
Miscellaneous supplies	940	400	0	1,660	3,000	400	400	0	1,660	2,460	(540)
Marketing	0	0	0	0	0	0	0	0	4,500	4,500	4,500
Bank costs	0	0	0	0	0	0	0	0	1,660	1,660	1,660
Engagement and meetings	930	1,160	0	2,780	4,870	930	1,160	0	2,780	4,870	0
Audit Wales' fees	0	0	0	30,000	30,000	0	0	0	20,000	20,000	(10,000)
External consultants	132,500	66,340	0	10,000	208,840	132,500	200,000	0	8,995	341,495	132,655
Insurance	15,000	15,000	0	30,000	60,000	1,701	848	0	2,767	5,316	(54,684)
Systems	4,770	5,960	0	14,310	25,040	0	0	0	0	0	(25,040)
Supplies and services Total	157,580	90,330	0	94,840	342,750	137,001	203,878	0	62,194	403,073	60,323
Support Services											
Finance Services Support (includes S151 Officer)	11,630	10,920	0	47,100	69,650	7,840	7,130	0	35,830	50,800	(18,850)
Legal (includes Monitoring Officer)	12,940	12,940	0	27,330	53,210	12,940	12,940	0	27,330	53,210	0
Democratic Support	14,220	17,770	0	42,650	74,640	9,700	11,750	0	32,446	53,896	(20,744)
Corporate Services	4,750	4,920	0	12,710	22,380	4,750	4,920	0	12,710	22,380	0
Information Technology	3,210	1,380	0	5,690	10,280	3,210	1,380	0	5,690	10,280	0
Support Services Total	46,750	47,930	0	135,480	230,160	38,440	38,120	0	114,006	190,566	(39,594)
Set-up costs											
Legal	0	0	0	50,000	50,000	23,127	23,127	0	40,835	87,089	37,089
External consultants	0	0	0	72,000	72,000	0	59,422	0	79,228	138,650	66,650
Investment Zone	0	0	180,000	0	180,000	0	0	125,700	0	125,700	(54,300)
Set-up costs Total	0	0	180,000	122,000	302,000	23,127	82,549	125,700	120,063	351,439	49,439
Total Expenditure Budget	431,500	251,630	180,000	784,090	1,647,220	291,757	370,758	125,700	643,704	1,431,919	(215,301)
Welsh Government - Regional Transport Plan Grant	0	0	0	0	0	0	(200,000)	0	0	(200,000)	(200,000)
Welsh Government - Investment Zone	0	0	0	0	0	0	0	(25,000)	0	(25,000)	(25,000)
Investment Zone	0	0	(180,000)	0	(180,000)	0	0	(100,700)	0	(100,700)	79,300
Interest	0	0	0	0	0	0	0	0	(50,000)	(50,000)	(50,000)
Contribution from reserve	(56,460)	(67,450)	0	(440,830)	(564,740)	(56,460)	(67,450)	0	(440,830)	(564,740)	0
Total Net Expenditure Budget	375,040	184,180	0	343,260	902,480	235,297	103,308	0	152,874	491,479	(411,001)

Economic Well-being Sub-committee's Financial Position (July 2025)

Appendix 2

	Base Budget	One-off virements	Total Budget	July 2025	July 2025 Commitments	Estimated Final Position	Overspend / (Underspend)
Expenditure	(£)	(£)	(£)	(£)	(£)		(£)
Portfolio Management Office							
Employee Expenditure (Pay, N.I. & Superannuation)	1,558,280	0	1,558,280	420,533	0	1,332,413	(225,867)
Additional Government Roles	206,320	0	206,320	0	0	97,903	(108,417)
External Advisor	0	0	0	3,912	671	84,183	84,183
Advertising and Assessment of Candidates	2,500	0	2,500	592	2,699	15,000	12,500
Travel and Subsistence	10,000	0	10,000	115	882	6,000	(4,000)
Training	18,000	0	18,000	849	0	18,000	0
Engagement and Meetings	10,000	0	10,000	735	1,785	10,000	0
Communications and Public Relations	25,000	0	25,000	8,931	411	25,000	0
Supplies and Services	15,000	0	15,000	4,497	1,154	15,000	0
Premises	36,000	0	36,000	0	0	36,000	0
Portfolio and Programme Development	30,000	0	30,000	0	0	30,000	0
Insurance	4,130	0	4,130	0	0	15,930	11,800
Systems	9,540	0	9,540	7,500	599	9,540	0
Total Portfolio Management Office	1,924,770	0	1,924,770	447,664	8,201	1,694,969	(229,801)
Accountable Body Support Services							
Finance Services Support	113,330	0	113,330	0	0	94,670	(18,660)
Legal (includes Monitoring Officer)	44,980	0	44,980	0	0	44,980	0
Democratic Support	28,430	0	28,430	0	0	20,900	(7,530)
Corporate Services	48,350	0	48,350	0	0	48,350	0
Information Technology	28,440	0	28,440	0	0	28,440	0
Total Accountable Body Support Services	263,530	0	263,530	0	0	237,340	(26,190)
Joint Committee							
External Legal Support	18,000	0	18,000	26,797	0	26,797	8,797
External Financial Fees	10,000	0	10,000	1,445	0	10,000	0
External Audit Fee	28,350	0	28,350	0	0	17,000	(11,350)
Business Delivery Board	15,000	0	15,000	0	0	15,000	0
Total Joint Committee	71,350	0	71,350	28,242	0	68,797	(2,553)
Projects							
Project Business Case Development	150,000	0	150,000	23,780	0	150,000	0
External Legal Support	150,000	0	150,000	31,709	0	181,689	31,689
External Finance Support	50,000	0	50,000	0	0	50,000	0
External Procurement Support	50,000	0	50,000	0	0	50,000	0
Assurance	50,000	0	50,000	0	0	25,000	(25,000)
Total Projects	450,000	0	450,000	55,489	0	456,689	6,689
Grant schemes							
Employee Expenditure - Local Area Energy Project	0	80,040	80,040	33,120	0	80,040	0
Other related costs - Local Area Energy Project	0	10,310	10,310	874	174	10,310	0
External Advisor - Local Area Energy Project	0	79,920	79,920	27,690	9,270	79,920	0
Local Area Energy Plans	0	6,800	6,800	6,800	0	6,800	0
Employee Expenditure- Shared Prosperity Fund	0	196,870	196,870	62,035	0	196,870	0
Other related costs - Shared Prosperity Fund	0	16,865	16,865	4,937	0	16,865	0
Shared Prosperity Plans	0	230,515	230,515	0	0	230,515	0
Grant schemes Total	0	621,320	621,320	135,456	9,444	621,320	0
Transfers to reserves							
Partner interest contributions	108,380	0	108,380	0	0	108,380	0
Total Transfers to reserves	108,380	0	108,380	0	0	108,380	0
Total Expenditure	2,818,030	621,320	3,439,350	666,851	17,645	3,187,495	(251,855)

Economic Well-being Sub-committee's Financial Position (July 2025)

Appendix 2

	Base Budget	One-off virements	Total Budget	July 2025	July 2025 Commitments	Estimated Final Position	Overspend / (Underspend)
Income	(£)	(£)	(£)	(£)	(£)		(£)
Funding Contributions							
Partner Contributions							
Conwy County Borough Council	(58,730)	0	(58,730)	0	0	(58,730)	0
Denbighshire County Council	(58,730)	0	(58,730)	0	0	(58,730)	0
Flintshire County Council	(58,730)	0	(58,730)	0	0	(58,730)	0
Cyngor Gwynedd	(58,730)	0	(58,730)	0	0	(58,730)	0
Isle of Anglesey County Council	(58,730)	0	(58,730)	0	0	(58,730)	0
Wrexham County Borough Council	(58,730)	0	(58,730)	0	0	(58,730)	0
Bangor University	(29,380)	0	(29,380)	0	0	(29,380)	0
Wrexham University	(29,380)	0	(29,380)	0	0	(29,380)	0
Coleg Cambria	(29,380)	0	(29,380)	0	0	(29,380)	0
Grŵp Llandrillo Menai	(29,380)	0	(29,380)	0	0	(29,380)	0
Local Authorities' Supplementary Contributions							
Conwy County Borough Council	(40,000)	0	(40,000)	0	0	(40,000)	0
Denbighshire County Council	(40,000)	0	(40,000)	0	0	(40,000)	0
Flintshire County Council	(40,000)	0	(40,000)	0	0	(40,000)	0
Cyngor Gwynedd	(40,000)	0	(40,000)	0	0	(40,000)	0
Isle of Anglesey County Council	(40,000)	0	(40,000)	0	0	(40,000)	0
Wrexham County Borough Council	(40,000)	0	(40,000)	0	0	(40,000)	0
Partner Interest Contributions							
Conwy County Borough Council	(13,420)	0	(13,420)	0	0	(13,420)	0
Denbighshire County Council	(11,870)	0	(11,870)	0	0	(11,870)	0
Flintshire County Council	(18,710)	0	(18,710)	0	0	(18,710)	0
Cyngor Gwynedd	(13,730)	0	(13,730)	0	0	(13,730)	0
Isle of Anglesey County Council	(8,290)	0	(8,290)	0	0	(8,290)	0
Wrexham County Borough Council	(23,210)	0	(23,210)	0	0	(23,210)	0
Wrexham University	(10,070)	0	(10,070)	0	0	(10,070)	0
Grŵp Llandrillo Menai	(9,080)	0	(9,080)	0	0	(9,080)	0
Other							
North Wales Growth Deal grant	(1,350,000)	0	(1,350,000)	0	0	(1,350,000)	0
North Wales Growth Deal grant (Projects staff)	(116,675)	0	(116,675)	0	0	(205,382)	(88,707)
Capitalisation of Salary Costs	(60,000)	0	(60,000)	0	0	0	60,000
Welsh Government Energy Grant	0	(177,070)	(177,070)	(53,269)	0	(177,070)	0
UK Shared Prosperity Fund	0	(444,250)	(444,250)	0	0	(444,250)	0
Earmarked Reserve	(60,990)	0	(60,990)	0	0	(60,990)	0
Resources Reserve	(412,085)	0	(412,085)	0	0	(412,085)	0
Total Income	(2,818,030)	(621,320)	(3,439,350)	(53,269)	0	(3,468,057)	(28,707)
Net Overspend / (Underspend)	0	0	0	613,582	17,645	(280,562)	(280,562)

	£
Total earmarked reserve at 31 March 2025	(210,977)
2025/26 budget allocation	60,990
Total earmarked reserve at 31 March 2026	(149,987)

	£
Total projects reserve at 31 March 2025	(29,167)
Transfer in 2025/26	(123,133)
Total projects reserve at 31 March 2026	(152,300)

	£
Total interest reserve at 31 March 2025	(4,733,483)
2025/26 contributions	(108,380)
Total interest reserve at 31 March 2026	(4,841,863)

	£
Total resources reserve at 31 March 2025	(2,800,231)
Usage in 2025/26	412,085
Total resources reserve at 31 March 2026	(2,388,146) *

* Interest on Growth Deal balances will be added at the end of the financial year.

Regional Skills Partnership's Financial Position (July 2025)

Appendix 4

	Budget	July 2025	July 2025 Commitments	Estimated Final Position	Overspend / (Underspend)
Expenditure	(£)	(£)	(£)	(£)	(£)
Employee Expenditure (Pay, N.I. & Superannuation)	209,900	67,774	0	209,900	0
Travel and Subsistence	1,500	230	191	1,500	0
Supplies and Services	45	0	43	45	0
Lightcast and Data City	10,000	0	0	10,000	0
Website	10,000	0	0	10,000	0
Premises	12,000	4,341	4,278	12,000	0
Skills Plan - Labour Market Information Work	12,660	11,235	1,050	12,660	0
Cluster Groups allocation	1,395	0	0	1,395	0
Skills Portal	10,000	0	660	10,000	0
Events and Meetings	19,500	3,959	360	19,500	0
Marketing and Communications	15,000	0	8,333	15,000	0
Total Expenditure	302,000	87,539	14,915	302,000	0
Income	(£)	(£)	(£)	(£)	(£)
Welsh Government Grant	(290,000)	0	0	(290,000)	0
Earmarked Reserve	(12,000)	0	0	(12,000)	0
Total Income	(302,000)	0	0	(302,000)	0
Net Overspend / (Underspend)	0	87,539	14,915	0	0

NORTH WALES CORPORATE JOINT COMMITTEE

19 September, 2025

TITLE: ANNUAL GOVERNANCE STATEMENT

AUTHORS: Alwen Williams, Chief Executive

1. PURPOSE OF THE REPORT

- 1.1. To accept and approve the Governance Statement.

2. DECISION SOUGHT

- 2.1. The Corporate Joint Committee is asked to accept and approve the Annual Governance Statement for Ambition North Wales.

3. REASON FOR THE DECISION

- 3.1. As outlined below.

4. BACKGROUND AND RELEVANT CONSIDERATIONS

- 4.1. The Accounts and Audit (Wales) Regulations 2014 (as amended) sets fixed requirements on public bodies that operate partnership management arrangements through formal joint committees.
- 4.2. Regulation 5 requires the Joint Committee to review and approve annually a statement of internal control. To comply with this requirement the Annual Governance Statement has been prepared. The document has been produced to offer a framework for the operation of Ambition North Wales.

5. LEGAL IMPLICATIONS

- 5.1. There are no legal implications arising from this report.

6. FINANCIAL IMPLICATIONS

- 6.1. There are no financial implications arising from this report.

APPENDICES:

Appendix 1: Annual Governance Statement

STATUTORY OFFICERS RESPONSE:

i. **Monitoring Officer:**

“I am satisfied that the Governance Statement provides a fair and accurate reflection of the governance arrangements for the former North Wales Ambition Board Joint Committee. With the dissolution of the Joint Committee on transfer of its functions to the North Wales Corporate Joint Committee as successor body it is the appropriate decision-making forum to endorse the statement.”

ii. **Statutory Finance Officer:**

“I am satisfied that the Governance Statement is a fair reflection of the governance arrangements at Ambition North Wales in 2024/25, and that arrangements for accountability are appropriate. The statement meets the requirement to describe Ambition North Wales’s governance framework, and to assess how effective it is operating.

The Statement addresses appropriately a significant post-balance sheet event, namely the transfer of the Ambition Board's functions to the Corporate Joint Committee on 1 April 2025.”



Uchelgais
Gogledd Cymru
Ambition
North Wales

Annual Governance Statement 2024-2025



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Introduction

Ambition North Wales

The Economic Ambition Board partnership was established in 2012 to develop a regional approach to economic growth and to address the challenges and barriers facing the North Wales economy. The partnership **which** covered the six local authority administrative areas of North Wales comprising the councils of Gwynedd, Anglesey, Conwy, Denbighshire, Wrexham and Flintshire. The partnership also includes Bangor University, Wrexham University, Coleg Cambria and Grŵp Llandrillo Menai.

A Portfolio Management Office was appointed in 2019 to lead on the delivery of the North Wales Growth Deal.

In December 2020, the partnership agreed the North Wales Growth Deal with UK Government and Welsh Government securing an investment of £240million into the North Wales economy as part of the Deal.

In 2021 the Economic Ambition Board endorsed Ambition North Wales as the new brand for the Economic Ambition Board and the North Wales Growth Deal.

On 1st April 2025, the responsibility for delivering the Growth Deal transferred from the Economic Ambition Board to the North Wales Corporate Joint Committee. The Corporate Joint Committee comprises of the six local authorities and the Eryri National Park Authority and has new responsibilities for regional transport and strategic planning as well as a responsibility to enhance and promote the economic well-being of North Wales. The Corporate Joint Committee agreed to adopt the brand of Ambition North Wales.

The governance of the Growth Deal is now overseen by the Economic Wellbeing Sub-Committee of the Corporate Joint Committee. Reference in this document to the Economic Ambition Board relate to decisions taken before 1st April 2025.

Purpose

The Economic Ambition Board was established by local authority partners as a joint committee in 2019 and is the decision-making body for the North Wales Growth Deal, as well as leading on regional economic collaboration.

Having secured the Growth Deal in December 2020, the partners entered into 'Governance Agreement 2'. This agreement, which is a legally binding document, defines the role and function of the Economic Ambition Board and its use of delegated powers. It also outlines the decision-making structures and democratic accountability.

The North Wales Corporate Joint Committee is a corporate body established by the North Wales Corporate Joint Committee Regulations 2021, the "Establishment Regulations". The Corporate Joint Committee has a duty to prepare and publish a Constitution, the Constitution was first published on the 1st April 2025 and will be reviewed and amended as necessary. The Constitution describes how the Corporate Joint Committee is made up, and its role, functions, membership and procedural rules.

As part of the transfer to the Corporate Joint Committee the partners entered into an "Agreement in relation to the delivery of the North Wales Growth Deal by the North Wales Corporate Joint Committee". This agreement brings 'Governance Agreement 2' to an end. This new agreement sits alongside the governance of the Corporate Joint Committee and the Growth Deal documents in order to achieve the continued implementation of the Growth Deal.

The Growth Deal's governance arrangements enable decisions to be made in an open and transparent way for the benefit of the whole of the region. While the Economic Ambition Board (up until 31 March 2025) then the Economic Well-being Sub-Committee (post 1st April 2025) acts as the decision-making body for the Growth Deal, there are strong links both formal and informal to the Welsh and UK Governments as funders of the Deal.

Ambition North Wales has adopted a delivery model based on a best practice approach to portfolio, programme and project management. This approach is an integrated way of meeting an organisation's ambition, driving better decisions and increasing the likelihood of successful outcomes.

North Wales Growth Deal

The aim of the Growth Deal is to build a more vibrant, sustainable, and resilient economy in North Wales. Building on the region's strengths to boost productivity and tackling long term challenges and economic barriers to deliver inclusive growth. The approach is to promote growth in a scalable, inclusive, and sustainable way in line with Wellbeing of Future Generations (Wales) Act 2015.

The Growth Deal aims to bring over £1 billion of investment to North Wales in order to generate over 4,000 new jobs and an increase in GVA of £2.4 billion. The UK and Welsh governments have committed to jointly investing £240 million capital over a 15-year period, with the remainder leveraged from private and public sources.

The desired outcomes of this investment are to be delivered through the delivery of a portfolio of five separate programmes which:

- build on our regional strengths in manufacturing and low carbon energy
- target digital innovation and infrastructure to better connect the region
- invest in key sites and premises for the developer market
- enable innovation to boost productivity
- support our key industries in tourism and agriculture to develop for the future.

Growth Deal Programmes

The five programmes are

- **Low Carbon Energy,**
- **Agri-food and Tourism,**
- **Innovation in High-Value Manufacturing,**
- **Digital Connectivity,**
- **Land and Property.**

Governance Framework

Ambition North Wales has an established governance framework based on best practice. Governance Agreement 2 (pre 31st March 2025) and “Agreement in relation to the delivery of the North Wales Growth Deal by the North Wales Corporate Joint Committee” (post 1st April 2025) defines the functions, powers and accountability structures for the Board/Sub-Committee and the North Wales Growth Deal. The North Wales Growth Deal has an adopted portfolio, programme and project management structure and have developed a project management framework to underpin the delivery of the North Wales Growth Deal.

The Governance Framework comprises of the systems, processes, cultures and values by which the Board/Sub-Committee is directed and controlled and also the way it accounts to, engages with and leads the Region. It enables the Board/Sub-Committee to monitor the achievement of its strategic objectives and to consider whether those objectives are/have led to the delivery of appropriate, relevant, value for money projects.

The system of internal control is a significant part of that framework and is designed to manage risk to an appropriate level. It aims to identify and prioritise the risks to the achievement of Ambition North Wales' policies, aims and objectives. It evaluates the likelihood and impact of identified risks being realised and to manage individual risks appropriately.

Ambition North Wales has adopted and implemented a code of Corporate Governance based on the Framework 'Delivering Good Governance in Local Government' published by the Chartered Institute of Public Finance and Accountancy (CIPFA) and Society of Local Authority Chief Executives and Senior Managers (SOLACE).

The governance framework described above has been in place at Ambition North Wales for the year ending 31 March 2025 and remains applicable up to the date of the approval of the Statement of Accounts.

This section sets out how Ambition North Wales delivers against the seven fundamental principles of corporate governance as set out by CIPFA/SOLACE:

1. Integrity and Values

Behaving with integrity, demonstrating strong commitment to ethical values, and respecting the rule of law.

- The expectations of the Portfolio Management Office, Committee Members and the Accountable Body are set out within the 'Governance Agreement 2', 'Agreement in relation to the delivery of the North Wales Growth Deal by the North Wales Corporate Joint Committee' and the Constitution. The Agreements and Constitution set out the procedure for meetings, decision making structures, democratic accountability, delegations' policy, scrutiny arrangements and includes the Code of Conduct.
- A conflict of interest policy is in place covering the Growth Deal, specifically for the portfolio, programme and project boards. Portfolio Management Office staff and representatives on the Economic Ambition Board (pre 31st March 2025), Committees (post 1st April 2025), Portfolio Board, Business Delivery Board (pre 31st March 2025), Programme and Project Boards are all required to complete a Conflict of Interest form annually. Individual and organisational interest should be declared. Declarations of interest is a standing item on the agenda of the Committees, Economic Ambition Board, Portfolio Board, Business Delivery Board and all Programme and Project Boards.
- Internal and External audit arrangements are in place.
- As required by the Local Government (Wales) Measure 2011, and outlined in the Constitution, the Corporate Joint Committee must establish a sub-committee known as the Governance and Audit Sub-Committee. The membership shall consist of 9 members, 6 of whom shall be elected members drawn from and nominated by the Governance and Audit Committees of each of the 6 Constituent Councils and 3 of whom shall be Lay Members. This Sub-Committee will be established during 2025/26.
- All reports to the Economic Ambition Board, Corporate Joint Committee and Sub Committees include comments by legal/finance statutory officers, or their deputies, prior to publication.
- The Monitoring Officer ensures compliance on all decisions undertaken by the Economic Ambition Board, Corporate Joint Committee and Sub Committees.
- Scrutiny arrangements are in place with all 6 local authorities.
- Outlined in the Constitution, the Corporate Joint Committee must establish a sub-committee known as the Joint Overview and Scrutiny Committee, playing a vital role in

ensuring transparency and accountability within the Corporate Joint Committee's operations. This Sub-Committee will be established during 2025/26.

- The Portfolio Management Office have developed and committed to a set of values for the team:
 - to be ambitious
 - to work collaboratively
 - to do the right thing
 - to make a difference.

2. Openness and engagement

Ensuring openness and comprehensive stakeholder engagement.

- The Economic Ambition Board, Corporate Joint Committee and its Sub Committee meetings are public meetings with the publication of agendas, papers and minutes. These are currently available on the website of Cyngor Gwynedd, which was the host authority of the Economic Ambition Board up to 31 March 2025.
- The decision-making process is outlined within Governance Agreement 2 and the Constitution.
- Reports relating to the Growth Deal and economic well-being are discussed by the Portfolio Board before submission to the Economic Ambition Board/Economic Well-being Sub-Committee. Where appropriate consultation takes place with Programme and Project Boards, Governments and key stakeholders.
- The scrutiny arrangements allow participation from the members of all six local authorities.
- The Portfolio Management Office promotes Ambition North Wales and encourages engagement with the wider community of North Wales as outlined with the Communications Strategy.

3. Making a difference

Defining outcomes in terms of sustainable economic, social, and environmental benefits.

- Ambition North Wales have a clear vision in place; "To build a more vibrant, sustainable and resilient economy in North Wales."

- Ambition North Wales have a Carbon emissions and biodiversity Statement and Methodology.
- A benefits realisation framework has been developed to support the delivery of the Growth Deal.
- The Portfolio Management Office presents quarterly and annual progress reports to both Governments, the Economic Ambition Board/Economic Well-being Sub-Committee and local authority Scrutiny Committees.

4. Making sure we achieve what we set out to do

Determining the interventions necessary to optimise the achievement of the intended outcomes.

- Ambition North Wales have appointed a Portfolio Management Office to ensure the delivery of the Growth Deal.
- A Senior Responsible Officer has been appointed for the Growth Deal Portfolio.
- Senior Responsible Officers have been appointed to each Growth Deal Programme and Project.
- The Growth Deal Portfolio is supported by a detailed Portfolio Business Case.
- All Programmes are supported by detailed business cases.
- All Projects are required to submit detailed business cases.
- All business cases are developed in line with the Better Business Case guidance.
- A Streamlined Assurance and Approval Process for business cases has been developed by Ambition North Wales, and agreed with the Sub-Committee and both Governments. The aim is to streamline processes and speed up delivery and a more flexible and tailored approach to be implemented.

5. Valuing our people; engaging, leading and supporting

Developing capacity and the capability of leadership and individuals.

- Ambition North Wales ensures that the Portfolio Management Office officers have the correct skills and knowledge to fulfil their roles effectively. To ensure this the Portfolio Management Office provides a comprehensive induction for all new officers as well as providing job related training.

- The governance structure includes a Business Delivery Board. The Business Delivery Board Chair was an advisor to the Economic Ambition Board until 31st March 2025. During 2025 Ambition North Wales will establish a new Business Advisory Board, with the Chair and Vice Chair taking roles as Non-Executive Advisors.
- Governance Agreement 2 (for pre 31st March 2025) and the Constitution (post 1st April 2025) sets out clearly the roles and responsibilities of members, advisers and officers.
- Regular Portfolio Board and Committee meetings are held.

6. Managing risks, performance and finance

Managing risks and performance through robust internal control and strong public financial management.

- A Risk Management Plan is in place, with quarterly Growth Deal Performance and Risk Reports presented to the Portfolio Board and the Economic Ambition Board/Economic Well-being Sub-Committee.
- The Portfolio, Programmes and Projects complete Risk Profile Assessments in advance of any assurance activity.
- The Portfolio Business Case and Programme Business Cases are updated and approved on an annual basis.
- The Accountable Body's Section 151 Officer presents quarterly Financial Reports to the Portfolio Board, the Economic Ambition Board/Sub-Committee, and the Corporate Joint Committee.
- The Annual Budget is set jointly by Cyngor Gwynedd (as the Host Authority) Finance Team and the Portfolio Management Office. The Annual Budget is agreed by the Economic Ambition Board/Corporate Joint Committee. Robust financial management processes are in place.
- Ambition North Wales is subject to internal audits by the host authority up to 31 March 2025. From 1 April 2025 internal audit is provided by Cyngor Gwynedd on a contractual basis. The external auditors are Audit Wales.
- Annual Audit reports are submitted by Audit Wales to the Economic Ambition Board/Corporate Joint Committee.

- During 2025, the Corporate Joint Committee will establish a sub-committee known as the Governance and Audit Sub-Committee as required by the Local Government (Wales) Measure 2011. The Committee will oversee the Corporate Joint Committee's financial affairs, risk management, internal control, performance management and corporate governance arrangements.

7. Good transparency and accountability

Implementing good practices in transparency, reporting, and audit to deliver effective accountability.

- The Portfolio Management Office has developed an Integrated Assurance and Approval Plan, Monitoring and Evaluation Plan and Portfolio Business Plan.
- The Economic Ambition Board, Corporate Joint Committee, and Sub Committees meeting papers are published on the website of Cyngor Gwynedd (as Host Authority prior to 31 March 2025 and subsequently the contacted provider of Democratic Services) as well as Ambition North Wales' website. This includes quarterly performance and risk reports.
- Ambition North Wales have an annual Portfolio and Programme Project Assessment Review (PAR) focussing on the delivery of the Growth Deal.
- Quarterly meetings with Welsh Government and UK Government.
- Projects have assurance reviews throughout the life of the projects.
- Implementation of Internal Audit and Audit Wales recommendations.
- The Economic Ambition Board have adopted the Code of Corporate Governance based on CIPFA framework.

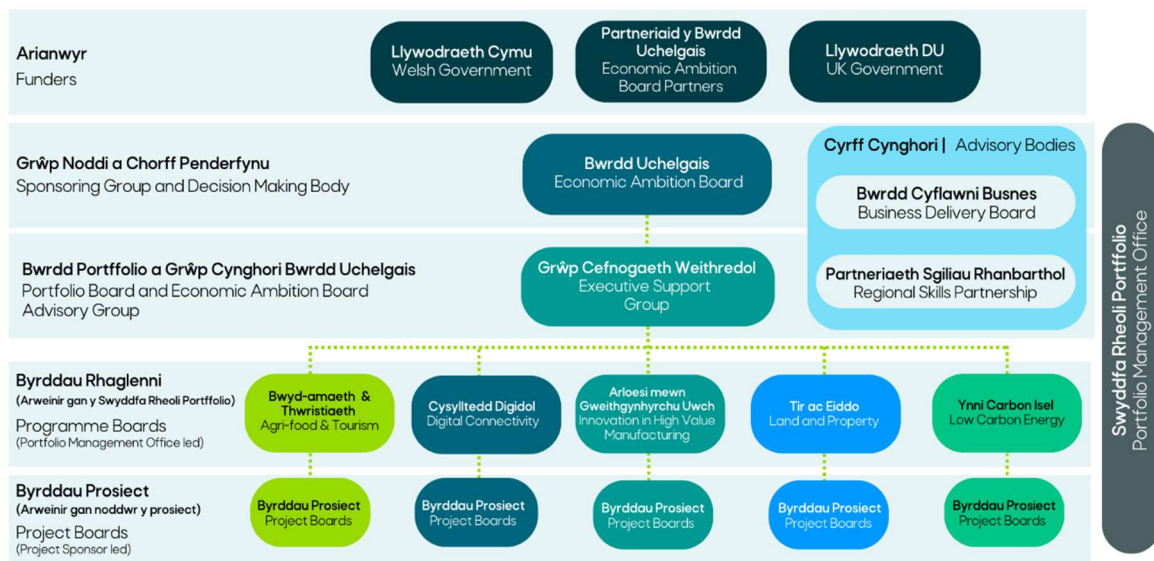
Growth Deal Governance

Ambition North Wales has developed a Project Management Framework that sets out how an Ambition North Wales project is to be directed, managed, defined and communicated.

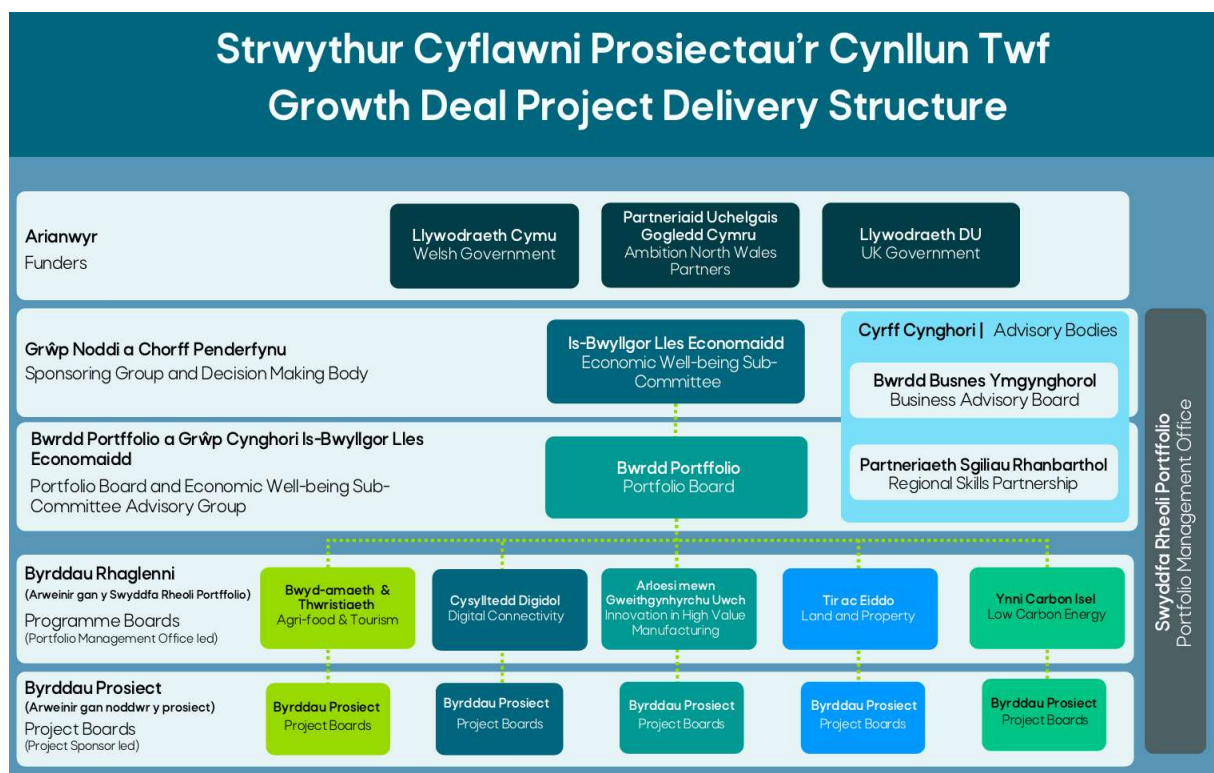
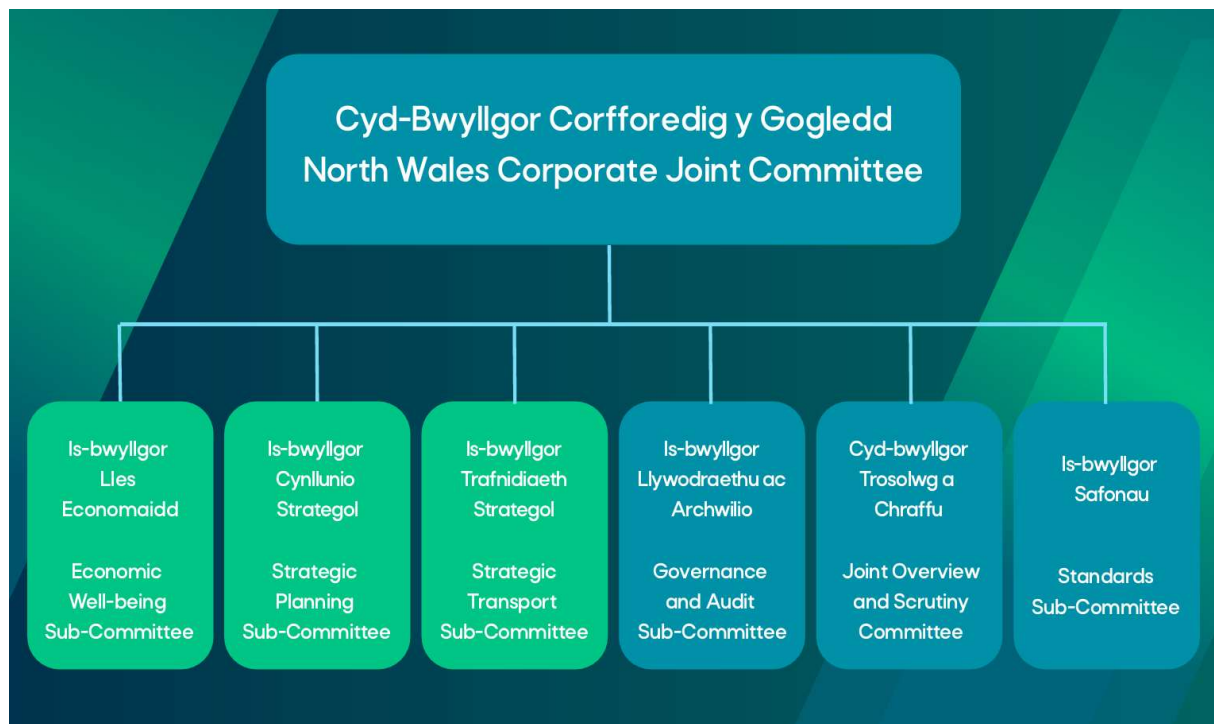
The Framework provides a best-practice approach that will help achieve co-ordination across the organisation's projects by adopting a single method so they are executed in the same manner, thus providing consistency, continuity and clarity in the approach, communication and products created. This Framework is aligned with HM Government project guidance with methods tailored to meet Ambition North Wales' requirements.

The diagram below provides a visual overview of the framework:

Up until 31st March 2025:



From 1st April 2025:



All Ambition North Wales projects' business cases are developed in line with the 'Better Business Cases' guidance and the Five Case model developed by Welsh Government and HM Treasury as well as HM Treasury's Green Book guide. Business cases are subject to

independent Gateway Reviews by Welsh Government Integrated Assurance Hub, at all key decision points, in line with Cabinet Office Gateway Process. Sponsor procurement arrangements are scrutinised as part of this process.

Ambition North Wales has a Conflict of Interest policy, which sets out the guidelines and procedures for identifying, monitoring and controlling cases, whether they are real or potential. In line with the policy, the process mandates every individual to declare their interests in a pro forma register, and evidence of this was seen. A description, together with the details of any contact attached to the programmes with which it relates, is recorded, and the pro forma is signed and kept on the portfolio office records. Elected members and advisers were subject to these arrangements in respect of conflict of interests through their code of conduct or the equivalent arrangements in Governance Agreement 2 (pre 31st March 2025) and the Constitution (post 1st April 2025).

The funding agreement between Ambition North Wales and the main project sponsors encompasses conflicts of interest as well as the need to procure in a transparent, competitive and sustainable manner.

Significant Governance Issues

There were no significant governance issues within the year.

Assurance

The Portfolio Management Office worked with the Welsh Government Assurance Hub to develop an Integrated Assurance and Approval Plan (IAAP) that sets out the assurance activities that will be undertaken at portfolio, programme and project level for the North Wales Growth Deal.

As part of the IAAP, assurance activities will take place across all levels of the Growth Deal – portfolio, programme and project. The North Wales Growth Deal will utilise the pre-defined Gateway 0-5 and flexible Project Assessment Reviews (PAR) as appropriate and proportionate.

The North Wales Growth Deal IAAP covers the portfolio, programmes and projects.

The portfolio, five programmes and projects within the North Wales Growth Deal will be required to complete Risk Profile Assessments (RPA) in advance of any assurance activity taking place.

It has been agreed with the Welsh Government Integrated Assurance Hub that there will be an annual Portfolio and Programme Project Assessment Review (PAR) focusing on the delivery of the Growth Deal.

At project level while the exact nature and timing of reviews will be agreed between the Portfolio Management Office, the Welsh Government Integrated Assurance Hub and the Project SRO, the following principles are to be applied:

- Project assurance reviews will take place throughout the life of the project at pre-agreed stages, including before key decision points. The level of assurance may vary per project, but would include a minimum of two external Gateway reviews per project, including a Gateway 2 review and a benefits realisation review. The rationale for the proposed approach is set out below:
 - Project Gateway 1(SOC) – Only required for new projects or those currently at concept stage due to the approved Programme Business Case. All other projects to produce combined SOC/OBC for Gateway 2.
 - Project Gateway 2 (OBC) – Required for all projects within the Growth Deal.

- Project Gateway 3 (FBC) – Decision on whether Gateway 3 is required on a project by project basis. Agreed between Portfolio Management Office and Welsh Government Integrated Assurance Hub taking into account recommendations from Gateway 2.
- Project Gateway 4 (Implementation) – Portfolio Management Office decision on whether Gateway 3 is required on a project by project basis.
- Project Gateway 5 (Benefits Realisation) – Required for all projects within Growth Deal.
- Project Assessment Review (PAR) – may be used in place of Gateway 1-5 where the Portfolio Management Office in consultation with the Welsh Government Assurance Hub consider it a more appropriate review mechanism.
- Consequential Assurance Reviews may be required following a Gateway Review where a project receives an Amber/Red or Red delivery confidence assessment, or when issues or concerns are raised in between the traditional Gates 1-5.

In 2025, a Streamlined Assurance and Approval Process was approved. The aim of the process is to move projects into delivery quicker by adopting a risk-based approach to business case requirements and Gateway Reviews.

As part of the streamlined process, projects will still be required to produce business cases in line with Better Business Case guidance and economic appraisals in line with the Green Book. However, a more flexible and tailored approach will be implemented:

- Increased use of single stage business cases:

- Business Justification Case+

Business Justification Cases+ are shorter business cases completed in line with government guidance but with additional content on procurement, finance and economic impact to enable assessment against Growth Deal requirements.

These business cases would be utilised in the following scenarios:

- For all projects under £10m total investment unless deemed high risk by the PMO.
- For projects under £25m where Growth Deal contribution represents less than 25% of the total investment unless deemed high risk by the PMO.

- For any other projects where a decision is required within a fixed timescale to enable delivery to commence within 12 months subject to agreement with UK/WG officials.
- Single Stage FBC
 - Single stage FBCs can be presented for projects that do not meet the BJC+ criteria in the following circumstances:
 - Where procurement has been completed already in line with ANW requirements.
 - Where an investment decision is required within a fixed timescale to enable delivery to commence within 12 months.
 - In all other cases, the traditional OBC-FBC route would be used.

The Growth Deal committed as part of the Final Deal Agreement that every project would undertake Gateway 2 (OBC) and Gateway 5 (Benefits Realisation) reviews. This is in addition to a Portfolio/Programme PAR assurance review that takes place annually. Given the number of programmes/projects within the Growth Deal this is not considered to be a sustainable position and the assurance requirements including time/resources/cost can add considerable delays into the process.

The streamlined process is for a more risk-based approach that mirrors the internal approach of government allowing reviews to be targeted at the highest risk projects where they can make the greatest impact.

Projects complete the required Risk Potential Assessment (RPA) form with the PMO and submit to Welsh Government Assurance Hub for review. Projects with an overall summary assessment of 'Low Risk' or 'Medium Risk' would not be required to undertake a Gateway 2 Review or equivalent.

This aligns with the criteria used to determine which projects can use the streamlined BJC+ or single stage FBC business case routes.

All projects are still required to undertake Gateway 5 Benefits Realisation reviews.

The table below provides a high-level summary of the most recent Gateway Reviews undertaken for the North Wales Growth Deal:

Summary of recent North Wales Growth Deal Gateway Reviews

	Type of Review	Date	Delivery Confidence Assessment
Portfolio and Programme Reviews			
North Wales Growth Deal	Portfolio and Programme PAR	September 2023	AMBER/RED
North Wales Growth Deal	Assurance of Action Plan Review	December 2023	AMBER/GREEN
North Wales Growth Deal	Portfolio and Programme PAR	October 2024	RED
Project Reviews			
Holyhead Gateway	Gateway 2	June 2023	AMBER**
Centre for Environmental Biotechnology	Gateway 2 PAR	September 2023	AMBER
Cydnerth (Morlais)	Gateway 2	September 2023	AMBER
Deeside Anaerobic Digestion Plant	Gateway 2/3	November 2023	AMBER
Connected Key Sites and Corridors	Gateway 2	November 2023	AMBER
Holyhead Hydrogen Hub	Gateway 2	March 2024	AMBER/GREEN
Former North Wales Hospital	Gateway 3	April 2024	AMBER
Connected Campuses	Gateway 2	May 2024	AMBER
Parc Bryn Cegin	Gateway 2	September 2024	AMBER
Responsible Adventure	Gateway 2	November 2024	AMBER

* AAP - Assurance of Action Plan Review. This is a follow up review to confirm sufficient progress has been made addressing the recommendations of the initial review where a Red or Amber-Red rating was given.

** The review team highlighted a significant consenting risk outside the projects control relating to the Harbour Revision Order. This has since been approved by Welsh Government, removing the risk.

Audit

Internal and External Audit Arrangements

Cyngor Gwynedd provide internal audit services for Ambition North Wales and audit reports in relation to the Board/Committee shall be considered in accordance with its usual rules and practices. Internal Audit will undertake their work in accordance as far as is practicable with the Public Sector Internal Audit Standards and the Local Government Application Note for the United Kingdom Public Sector Internal Audit Standards. For the avoidance of doubt an annual internal audit report shall be submitted by the Accountable Body Audit Manager to the Economic Ambition Board/Corporate Joint Committee.

External Audit services are provided through Audit Wales who will review and comment the financial aspects of Corporate Governance which include the legality of financial transactions, financial standing, systems of Internal Financial Control and standards of financial conduct and fraud and corruption.

Risk Management

Ambition North Wales has adopted a Risk and Issues Framework for the delivery of the North Wales Growth Deal. The Framework sets out how risks and issues will be managed at the appropriate level across the portfolio with clear escalation processes in place.

The Portfolio's approach to risk management is outlined in the Growth Deal Risk and Issues Management Strategy and User Guide. This document defines and articulates the risk management principles, concepts, structures, processes, tools and associated roles and responsibilities implemented to ensure that risks to Programme objectives are effectively managed.

The key principles and concepts outlined in this strategy are drawn from OGC Management of Risk literature. These principles and concepts have been appropriately tailored to the requirements of the North Wales Growth Deal.

The Risk and Issues Management Strategy is owned by the Portfolio Management Office and stored in their document management system. Each project will be required to set out their risk management strategy as part of the project business cases.

The Strategy sets out the three levels of risk associated with the delivery of the Growth Deal with a clear escalation process in place between the three levels.

Portfolio Level Risks – A portfolio risk is an uncertain event or condition that, if it occurs has an effect on one or more of the strategic goals of the Growth Deal portfolio.

Programme Level Risk – A programme risk is an uncertain event or condition that, if it occurs, has an effect on at least one programme benefit.

Project Level Risks – A project risk is an uncertain event or condition that, if it occurs, has an effect on at least one project objective.



Source: Ambition North Wales

Summary and Conclusion

The governance and assurance arrangements in place are robust, transparent and based on best practice. As the Growth Deal matures and enters the delivery phase, it is important that the arrangements and processes are continuously reviewed and adapted to maintain best fit with the relevant phase of the Deal. It will become increasingly important to ensure flexibility and agility within the agreed processes to continue with progressing the existing projects along with reserve list projects into delivery.

During the transition into the North Wales Corporate Joint Committee and its new governance structure, the arrangements and processes have been adapted to ensure continuity, accountability and effective oversight. The Corporate Joint Committee, through its Economic Wellbeing Sub-Committee, now provides the framework for governance, ensuring that the Growth Deal continues to be delivered with integrity, transparency and in the best interests of the region.

Ambition North Wales remains committed to maintaining strong governance and assurance arrangements, and to keeping these under regular review so that they continue to support collaboration, value for money, and the successful delivery of the North Wales Growth Deal.

Signed on behalf of Ambition North Wales

Councillor Mark Pritchard
Chair of the Corporate Joint Committee

Alwen Williams
Chief Executive

NORTH WALES CORPORATE JOINT COMMITTEE

19 September, 2025

TITLE: CJC Governance: Economic Well-being Sub-Committee amended Terms of Reference

AUTHOR: Iwan Evans, Monitoring Officer

1. PURPOSE OF THE REPORT

- 1.1. The Corporate Joint Committee as part of its work with its partners has confirmed the Economic Well-being Sub-Committee as the decision body for supporting delivery of the Flintshire and Wrexham Investment Zone and its role as Accountable Body. This report proposes the necessary amendments to its current Terms of Reference to enable it to fulfil that function.

2. DECISION SOUGHT

- 2.1. That the CJC approves the amended ToR and delegations (**Appendix 1**) for the Economic Well-being Sub-Committee.

3. BACKGROUND AND RELEVANT CONSIDERATIONS

- 3.1. The CJC has received a series of reports relating to the proposed governance structures around its role as Accountable Body. At its meeting on the 22nd of November, 2024 it approved a proposed governance structure for the delivery of the Investment Zone - [link to report](#). As part of that overarching model the Economic Well-being Sub-Committee was to assume responsibility for the management and delivery of the Accountable Body role within the Investment Zone. This framework has been submitted to both governments as part of the Gateway process

- 3.2. In order to normalise and implement that model the current Terms of Reference of the Economic Well-being Sub-Committee needs to be amended to incorporate the necessary functions and delegations to carry out this role. The proposed amendments are set out in **Appendix 1**. Certain key roles are also reserved to the Corporate Joint Committee as the overarching decision body for the organisation. They include:

- CJC Budget
- CJC Strategies and Policies
- Constitution including CPR,s Legal and Contractual Arrangements, Staff Standing Orders and Scheme of Delegation
- Scheme of Delegation
- MOU with Governments
- IAA with Constituent Councils
- Establishes Sub-Committees and approves ToR and amendments
- Appoints the membership of the Sub-Committees and co-opt members including terms of co-option

- Responsible for staffing structures, Pay Policy and general delegation

3.3. These are matters which have corporate implications for the CJC and should be retained.

4. LEGAL IMPLICATIONS

4.1. Under the Establishment Regulations the CJC has been granted the economic well-being function by which it may do anything it considers is likely to promote or improve the economic well-being of its area. It will in due course enter into a Memorandum of Understanding with Governments and contractual funding agreements. The governance arrangements need to be in place in anticipation of this role and the attendant commitments and responsibilities.

APPENDICES:

Appendix 1: Economic Well-being Sub-Committee Terms of Reference

STATUTORY OFFICERS RESPONSE:

i. Monitoring Officer:

Author of the report.

ii. Statutory Finance Officer:

"I have been consulted on the amendments to the Terms of Reference and delegations and I have no objections to the decision sought."

Section 5

5. SUB-COMMITTEES

Economic Well-being Sub – Committee

- 5.8.1 The CJC shall appoint a Sub-Committee (known as the Economic Well-being Sub-Committee to lead on the Economic Well-being functions of the CJC
- 5.8.2 The Terms of Reference of The Economic Well-being Sub-Committee are set out in Part 3 of this Section. The terms of reference may be amended by the CJC from time to time.
- 5.8.3 The membership of the Economic Well-being Sub-Committee shall consist of the six Council Members of the CJC, together a representative from each of the following bodies appointed as a non-voting co-optee:
1. Eryri National Parc Authority
 2. Bangor University
 3. Wrexham University
 4. Coleg Cambria
 5. Grwp Llandrillo Menai
 6. Private Sector Chair of the Business Advisory Board
 - 7 Chair of the North Wales Skills Partnership

ECONOMIC WELL-BEING SUB-COMMITTEE - TERMS OF REFERENCE

1. AIMS/PURPOSE

- 1.1 Leading on the economic well-being function of the CJC.
- 1.2 Coordinating the planning and delivery of the Growth Deal
- providing direction for key strategies in support of the Growth Deal in particular transport, skills and employment, economic development and land-use planning;
 - uniting the Membership, other public sector bodies, charities and businesses around common purpose in support of the Growth Deal;
 - Identifying delivery as part of the Growth Deal to be developed by way of a Project Business Case in accordance with the Portfolio Business Plan .
 - reviewing the Growth Deal's Overarching Business Plan ("OBP")

- providing direction for key strategies in support of the Investment Zone
- uniting the membership the partner councils and other public sector bodies, charities and businesses around common purpose in support of the Investment Zone
- undertaking the functions of the accountable Body in relation to ensuring delivery and performance of the Investment Zone.
- approving the Business cases and funding mechanisms and agreements for Investment Zone funds, projects and other investments.

1.3 Leading on the Corporate Joint Committees contribution and participation in the North Wales Growth Vision

2. FUNCTIONS OF THE ECONOMIC WELL-BEING SUB-COMMITTEE

The Sub- Committee will carry out the following functions:

2.1 To exercise the functions of the CJC in relation to the economic well-being of North Wales in accordance with and as defined in Section 76 of the Local Government and Elections (Wales) Act 2021

Growth Deal

2.4 provide strategic direction to the Executive Support Group and Portfolio Board (to include approval of remit for the Executive Support Group and Portfolio Board and approval of any resourcing issues).

2.5 Monitor performance, management and working arrangements (to include the necessary audit and assurance checks).

2.6 Ensure that sufficient resources are committed to the Growth Deal;

2.7 Arbitrate on any conflicts within the programme or negotiate a solution to any problems between the programme and external bodies;

2.8 Communicate and provide progress reports on strategic issues within the Growth Deal;

2.9 Promote partnership working.

2.10 Prepare annual and quarterly reports on the delivery of the Growth Deal

2.11 Liaise with other Growth Deal or City Deal partners across the United Kingdom to share best practice and ensure a coordinated strategic approach;

Investment Zone

2.12 Keep the form of Projects to deliver the Investment Zone under review

2.13 Approve Business Cases to deliver the Investment Zone in accordance with the MOU , IAA and any Grant Funding Letter or Agreement between the CJC and Welsh Government

2.14 Monitor performance, management and working arrangements (to include the necessary audit and assurance checks);

2.15 Ensure that sufficient resources are committed to the Investment Zone

2.16 Arbitrate on any conflicts within the programme or negotiate a solution to any problems between the programme and external bodies.

2.17 Communicate and provide progress reports on strategic issues within the Investment Zone

2.18 Establish and Monitor the Investment Zone Risk Register

2.19 Promote partnership working.

2.20 Liaise with other Investment Zone partners across the United Kingdom to share best practice and ensure a coordinated strategic approach;

2.21 Approve and review from time to time the advisory governance structures including membership.

2.22 Appoint or where the context so admits confirm nomination of members of advisory structures.

2.23 Prepare annual and quarterly reports on the delivery of the Investment Zone

2.24 Approve Annual Delivery Plans prepared by the Investment Zone Working Group

General

2.25 To recommend co-option of members onto the Sub-Committee for decision by the CJC

2.26 Subject to these Terms of Reference and the Policies and Strategies of the CJC to exercise its functions in regard to any other matters not covered which are conducive or incidental to, the discharge of these Terms of Reference

3. TERMS

- 3.1 Ensure that it exercises its functions within the Policies Strategies and Budget adopted by the CJC from time to time.
- 3.2 Ensure that the proposals are affordable and deliver maximum value for money for the public sector.
- 3.3 Ensure that the Growth Deal is managed and delivered in accordance with the Delivery and Funding Agreement in relation to the Delivery of the North Wales Growth Deal ("GA3") by the North Wales CJC.
- 3.4 Ensure that the Investment Zone is managed and delivered in accordance with the MOU, Government Funding agreements, IAA and Investment Zones in Wales Technical Document December 2024(as amended or replaced from time to time).

4. PROGRAMME & PROJECT MANAGEMENT

- 4.1 To co-ordinate the planning, development and delivery of relevant Programme(s) / Project(s) within these Terms of Reference.
- 4.2 To monitor and review progress and impact of relevant Programme(s) / Project(s), and to put forward any recommendations to the Corporate Joint Committee.
- 4.3 To monitor and review the level and deployment and value for money of resources including staff and where it deems appropriate make recommendations to the CJC in relation to these matters.
- 4.4 To monitor and review the level and deployment of resources required including staff and where it deems appropriate make recommendations to the CJC in relation to these matters.

SPECIFIC DECISIONS IN RELATION TO THE GROWTH DEAL SUBJECT TO THE SCHEME OF DELEGATION IN SECTION 8

DECISION	PORTFOLIO DIRECT OR MATTER	CJC CX MATTER	SUB-COMMITTEE MATTER	CJC MATTER
KEY THEMES				
1. Approval and adoption of any updated OBP save to the extent any such update amounts to a material change to the prevailing OBP or a material change in the content of the Portfolio Programme or any Project Business Case of any of the Approved Projects			Yes	

2. Approval and adoption of Programme and Portfolio Business Cases			Yes	
3. Approval and adoption of the Project Business Cases			Yes	
4. Approval and adoption of the Project Full Business Cases where the Sub-Committee has specifically delegated the approval to the Portfolio Director.	Yes			
5. Subject to 1 above, varying the Programmes to be delivered.			Yes	
FUNDING AND EXPENDITURE				
6. Approval of expenditure within the CJC scheme of delegation	Yes			
7. Transfer of funds allocated from one Project to another			Yes	
8. Entering into (or agreeing to enter into) any borrowing arrangement on behalf of the CJC and/or giving any security in respect of any such borrowing				Yes
9. Accepting terms and conditions in relation to any third party funding for the Growth Deal or Growth Vision				Yes
10. Agreeing the scope of the Gateway Reviews	Yes			
11. Agreeing any Welsh Government or UK Government Funding Conditions			Yes	
GENERAL				
12. Approval of the terms of reference of a private sector advisory body.			Yes	
13. Establishment of officer, sub-group or project management body	Yes			
14. Making any variations to or waiving any rights to or terminating any contracts which are material to the Growth Deal.	Yes			
15. Proposing amendments to the terms of Delivery and Funding Agreement				Yes
16. Making any press or PR announcements or releases of whatever nature in relation to the Growth Deal	Yes			
17. Approval of the Business Case for creation of a local authority trading company under Local Government Act 2003 should such a company be a suitable and preferred model to deliver a Growth Deal project.				Yes

NORTH WALES CORPORATE JOINT COMMITTEE

19 September, 2025

TITLE: Flintshire And Wrexham Investment Zone

AUTHORS: Alwen Williams, Chief Executive
Iain Taylor, AMION Consulting

1. PURPOSE OF THE REPORT

- 1.1. Further to the report submitted to the 18th July, 2025 CJC meeting, this report provides an update on Gateway 4 and 5 and seeks approval to the core principles of the proposed Inter-Authority Agreement and Terms of Reference for the Advisory Board to oversee the delivery of the Flintshire and Wrexham Investment Zone.
- 1.2. This report should be viewed in the context of a separate report to this meeting of the CJC to request approval to delegate accountable body responsibilities to the CJC's Economic Well-being Sub-Committee.

2. DECISION SOUGHT

- 2.1. Accept the update report and note the work between the Investment Zone team, Welsh Government and UK Government to determine an acceptable allocation from within the £160m for the cost of tax reliefs associated with the occupation and development of Investment Zone Tax Sites.
- 2.2. Approve the key principles to be set out in an Inter-Authority Agreement (IAA) prepared by Geldards LLP for agreement between the CJC, Flintshire County Council and Wrexham County Borough Council.
- 2.3. Approve the Terms of Reference for the Investment Zone Advisory Board.
- 2.4. Approve the nominated members for the Investment Zone Advisory Board and nominate a Council Member of the CJC to be appointed to the Board in accordance with the Terms of Reference.

3. REASON FOR THE DECISION

Progress Update

- 3.1. Gateway 4 was agreed with UK Government and Welsh Government on the 26th August, 2025 subject to a series of clarifications and some additional information. This information was provided on the 1st of September. Gateway 5 (the Delivery Gateway) which included a programme risk register, key milestones, and programme was signed and submitted for consideration on the 3rd of September. Early indications are positive and UK Government,

Welsh Government and local partners are confident that the information required to complete the Gateways either has been provided or can be swiftly provided to allow a full approval to come forward.

- 3.2. Following agreement to Gateway 5, the Annual Delivery Plan Template will be shared along with a complete Memorandum of Understanding (MOU). The CJC decided, in July 2025, to delegate the final consideration and approval of the MOU to the Chief Executive and Monitoring Officer of the CJC, in consultation with the Chair and Vice-Chair of the CJC to agree and complete the final document. The Annual Delivery Plan will likely cover the first 2 years of the Investment Zone programme (the current financial year and 2026-27). Approval of the Annual Delivery Plan will be taken by the Investment Zone Working Group (the representatives of Flintshire and Wrexham Councils) in a meeting to be arranged – ideally in October.

Inter-Authority Agreement

- 3.3. The IAA is a partnership agreement between the CJC and Flintshire and Wrexham Councils. It will form the basis for the partnership for delivering the Investment Zone, the agreed governance arrangements. In addition, it will set out some of the terms for delivery as well as some of the revenue and capital allocations for spend by Flintshire and Wrexham Councils. The IAA will aim to enable as much Year 1 delivery by the two Councils as possible as set out in the Year 1 (2025/26) Annual Delivery Plan.

- 3.4. The key terms of the IAA will include:

1. Parties
2. Project Description
3. Head Funding Agreement – MOU and Government Funding Letters
4. Duration of the Agreement
5. Principles of collaboration
6. North Wales Corporate Joint Committee's Responsibilities
7. Responsibilities of the Councils
8. Joint Planning Unit
9. Decision Making and Governance Structures
10. Administration Costs
11. Representatives
12. Advisory Groups
13. Changes to the Investment Zone Programme
14. Indemnities
15. Welsh Language and Equality
16. Dispute Resolution
17. Freedom of Information and Confidentiality

- 3.5. The IAA will pass on the relevant obligations as agreed in the Investment Zone MOU between UK Government, Welsh Government and the CJC. The key components of the programme, as set out in the IAA (and subject to onward assurance where appropriate) are as follows:

i. Investment Zone Programme Delivery

- CJC agrees to claim / spend £200,000 per annum of revenue, from 2025/26 to 2034/35
- Flintshire County Council agrees to claim / spend £220,000 of revenue from 2025/26 to 2034/35

- Wrexham County Borough Council agrees to claim / spend 220,000 of revenue from 2025/26 to 2034/35
 - CJC will lead on programme communications, reporting to WG/CLG and programme evaluation
 - Both Councils agree to develop NDR Investment Plans and invest in projects aligned to the Investment Zone Interventions and make suitable provision for devolved occupier benefits (NDRR and LTT Relief).
- ii. **Planning Unit**
- Flintshire County Council agrees to claim / spend £100,000 of revenue from 2025/26 to 2029/30
 - Wrexham County Borough Council agrees to claim / spend £100,000 of revenue from 2025/26 to 2029/30
 - CJC agrees to allocate £1m of revenue to technical studies and project feasibility in support of the IZ from 2025/26 to 2029/30
- iii. **Bus Transformation**
- All parties agree that Transport for Wales will undertake a business case, which will be assured by the CJC
 - The approved procurements will be individually undertaken by each Council (or otherwise agreed)
 - IZ feasibility funds may be applied to the business case
 - £20m is agreed as allocated for revenue support from 2026/27 to 2034/35
 - £4.5m of capital is allocated for capital support for bus infrastructure / real time information systems
- iv. **Skills Programme**
- The CJC and the two Councils agree that the RSP will establish a sub-group 'The Investment Zone Skills Sub-Group' to jointly develop and agree projects for onward assurance by the CJC under a simplified project application structure. Skills projects will be approved by the RSP prior to consideration by the CJC
 - LEAs, Coleg Cambria and Wrexham University are invited to submit projects for early funding
- v. **Business Support Programme**
- The CJC and the two Councils agree that each Council will deliver the business advice and grants programme, unless they request assurance and decision by the CJC
 - Current allocation is £950,000 per annum for advice and growth grants to business from 2025/26 to 2033/34 (total of £8.1m)
 - Current allocation is c£950,000 per annum for R&D grants to business from 2025/26 to 2034/35 (total of £7,909,550)
 - C£100,000 per annum for micro-grants from 2026/27 - 2034/35 (total of £950,000)
- vi. **Project Investments**
- The Knauf Business Case will be assured by the CJC and funded by the IZ and Growth Deal on a 50/50 basis (£7.2m of capital from each fund)
 - A business case for £3.6m is welcomed from Pochin Goodman for infrastructure works at Deeside Gateway
 - A business case for £5m is welcomed for Wrexham Gateway / Active travel
 - A business case for £2m is welcomed for Padeswood Sidings

- An allocation of £5m is available for infrastructure projects at Wrexham Industrial Estate
- A business case for c£17m is welcomed from Airbus / CC for an Industry Transformation Project
- An allocation of £5m is available for an innovation project with AMRC at WIE

vii. Research and development

- A research project into data connectivity from Bangor University is welcomed - budget. £1.08m

Investment Zone Advisory Board

- 3.6. Approval is sought to the following nominations for the Investment Zone Advisory Board:

Joanna Knight, Chair
 Member of the CJC
 Leader, Wrexham County Borough Council
 Leader, Flintshire County Council
 Becky Gittins, MP
 Llyr Gruffydd, MS
 Prof Joe Yates, Wrexham University
 Bryn Jones, North Wales Business Council
 Andy Silcox, AMRC
 Helen Swift, Airbus
 Craig Weeks, JCB
 David Roberts, RSP

- 3.7. Representatives of manufacturing SMEs will be sought. The meeting will be supported by officers from the CJC, RSP and partner Councils. UKG and Welsh Government representatives are expected to attend in an observer role.
- 3.8. Approval is also requested to the Terms of Reference for the Advisory Board. The 'interim' Advisory Board agreed to the submission of these Terms of Reference in a meeting on the 30th of July, 2025.

4. FINANCIAL IMPLICATIONS

- 4.1. The financial implications of the MOU relate to the £160m funding allocation for the Investment Zone. The detailed arrangements for which will be set out in a Grant Funding Letter which will be shared with the CJC once received. The Inter-Authority Agreement will set out the financial implications for the CJC and the partner Councils.

5. LEGAL IMPLICATIONS

- 5.1. The Inter-Authority Agreement will set out the legal implications for partnership working and delivery between the CJC and two partner Councils. Geldards LLP are drafting the IAA and this will be brought to the Economic Well-being Sub Committee meeting in November for approval. This is a parallel document to the MOU and funding letters. It will underpin the relationship between the CJC as Accountable Body and the Councils. The governance arrangements which are being approved will be incorporated into the document. Its aim is to facilitate the delivery of the Investment Zone, provide clarity around roles and accountabilities and provide and agreed governance model to support delivery.

- 5.2. The investment Zone Advisory Board has been the subject of consideration in previous reports. This decision is aimed at creating the Board which will take the project forward. It's Terms of Reference and membership have been developed in partnership. The recommendation is to adopt these terms of reference and approve the nominated membership.
- 5.3. There is a further report on the Terms of Reference of the Economic Well-being Sub-Committee which seeks to formally delegate decisions around the implementation of the Investment Zone to the sub-committee. Until that occurs all Investment Zone decisions remain in the CJC unless specifically delegated.
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APPENDICES:

Appendix 1: Terms of Reference for the Investment Zone Advisory Board

STATUTORY OFFICERS RESPONSE:

i. Monitoring Officer:

"I have had the opportunity of advising on aspects of this report. I have no observations to add in relation to propriety."

ii. Statutory Finance Officer:

"I have been in regular meetings with the authors of the report discussing the developments described above, and I am satisfied that the information presented in this report is an accurate reflection of the current situation.

I refer to Part 4 of the report and I can confirm that further detailed financial information will be available when the formal grant funding letter is received, and the Inter-Authority Agreement will be a key document in ensuring clear financial accountability."

Flintshire and Wrexham Investment Zone Advisory Board

Terms of Reference

<p>1. Authority/ 2. Constitution</p>	<p>The Flintshire and Wrexham Investment Zone Gateway 3 sets out the Governance arrangements for the delivery of the Investment Zone.</p> <p>Ambition North Wales, the Corporate Joint Committee for North Wales is the Accountable Body for the Investment Zone funding from Government and will delegate accountable body responsibilities to its Economic Well-being Sub-Committee.</p>
<p>3. Accountability</p>	<p>The Advisory Board, through its Chair is responsible to the North Wales Corporate Joint Committee and its Economic Well-being Sub-Committee.</p> <p>The Chair will also liaise with other key partners including the Chair of the Regional Skills Partnership and its Investment Zone Skills Sub-Group.</p> <p>The Advisory Board Members will be accountable to each other to ensure partnership working is collaborative, productive, sustainable, and supportive.</p> <p>Reports on progress will be provided by the Advisory Board Chair to the Economic Well-being Sub-Committee of the North Wales Corporate Joint Committee.</p> <p>The Advisory Board will also seek to update other partners as appropriate.</p> <p>Key performance indicators (KPIs) will be developed, used and progress reported.</p>
<p>4. Functions and responsibilities</p>	<p>The Advisory Board will receive and provide advice regarding the project and programme updates from the Investment Zone Team directly and via the Investment Zone SRO and Investment Zone Programme Manager. The Advisory Board will seek to align with the work of aligned Boards including the Regional Skills Partnership and Growth Deal Boards.</p> <p>The Investment Zone Advisory Board is responsible for the following initial activities and, once established, important ongoing functions, among others:</p> <p>Commencement and establishment activities</p> <ul style="list-style-type: none"> • Recommend Terms of Reference to the CJC • Establish KPIs for the Board • Establish a reporting template to EWSC and partners • Identify the priorities for Year 1 and 2 delivery • Receive ideas for Investment Zone investment <p>Ongoing operations</p> <ul style="list-style-type: none"> • Review and track the pipeline of projects considered for investment • Encourage collaboration and collective support for proposals • Receive reports on the delivery of approved projects • Report to the EWSC

5. Membership	<p>The Advisory Board will consist of up to 14 members that will meet quarterly, or such other periodicity as agreed.</p> <ul style="list-style-type: none"> • Independent Chair • CJC Chair or Board Member (selection intended to be a neutral party and therefore not the CJC Chair if the CJC Chair is the Leader of Flintshire County Council or Wrexham County Borough Council) • Flintshire Political Representation • Wrexham Political Representation • Local MPs • Local MSs • Regional Skills Partnership • Wrexham University • AMRC • North Wales Business Council • Private Sector Representatives <p>Welsh Government / UK Government Officers will attend as observers.</p> <p>The Advisory Board will be deemed to be quorate when 5 members are present in the meeting.</p> <p>Members of the Advisory Board are expected to attend at least 75% of all meetings and should aim to attend all meetings. Attendance will be recorded and monitored. If a member unavoidably cannot attend, the member may propose, ideally three or more days before the meeting, a substitute to attend with the agreement of the Chair on behalf of the Advisory Board. This approach is to maintain the cohesion of the Advisory Board. Any substitute who is proposed must be an individual who is fully qualified, aware and appraised of the issues to be discussed at the meeting, so that they are able to fully input through providing the necessary expertise to discuss key matters.</p> <p>Members are expected to be of good standing and reputation within their respective sectors and conduct themselves having regard to the standing and reputation of Ambition North Wales and its partners.</p>
6. Equality, diversity, and inclusion	<p>In conducting its business, the Advisory Board will at all times seek to promote its commitment the Welsh language and to equality and diversity by the creation of an environment that is inclusive for both its members and partners including those who have protected characteristics and vulnerable members of our community.</p>
7. Communication	<p>The Chair will agree communications protocols with the IZ SRO for sharing and disseminating information within the Advisory Board and into the public domain.</p> <p>Progress will be reported, as required and as appropriate, as set out in section 2 above.</p> <p>An open communications style will be adopted on Investment Zone matters between and on behalf of Investment Zone partners.</p>

<p>8. Meeting administration and reporting</p>	<p>A CJC officer will act as the secretary to the Advisory Board and will provide appropriate support to the Chair and Advisory Board members.</p> <p>Agendas and papers will be submitted at least 5 full business days in advance of a meeting.</p> <p>A note of all meetings of the Advisory Board shall be formally recorded and submitted to the Economic Wellbeing Sub Committee. Any feedback from the Economic Wellbeing Sub Committee will be reported to the Advisory Board.</p>
<p>9. Conflicts of interest</p>	<p>Advisory Board members will be required to declare any conflicts of interest as they arise.</p> <p>They will need to adhere to the Seven Principles of Public Life, as drawn up by the Committee on Standards in Public Life more commonly known as the Nolan Principles.</p> <p>Ensuring a balanced approach, conflicts of interest will be managed in line with the CJC's Conflicts of Interests Policy for Consultative Bodies.</p> <p>Conflict of Interest Declarations will be required at the beginning of each meeting's agenda. All meeting notes and papers will be published therefore any Conflicts of Interest will be publicly transparent.</p>
<p>10. Review</p>	<p>The Terms of Reference for the Investment Zone Advisory Board shall be reviewed annually.</p>

REPORT TO THE CORPORATE JOINT COMMITTEE

19th September, 2025

TITLE: The Strategic Development Plan Delivery Agreement

AUTHOR: Alwen Williams, Chief Executive
Andy Roberts, Regional Strategic Planning Officer

1. PURPOSE OF THE REPORT

- 1.1. This report provides an update for the Corporate Joint Committee following a consultation exercise carried out for the Delivery Agreement (DA) for the Strategic Development Plan (SDP) for North Wales. It highlights the consultation process followed, any comments received (at the time of writing the report) and the next steps involved in submitting the DA to Welsh Government.

2. DECISION SOUGHT

- 2.1. To consider the draft Delivery Agreement following consultation (**Appendix 2**), and to approve it as the Draft Delivery Agreement inclusive of amendments shown in the consultation report (**Appendix 1**), ready for submission to Welsh Government, subject to the resolution of the funding of the SDP.

3. REASON FOR THE DECISION

- 3.1. Responsibility to approve and submit the draft Delivery Agreement rests with the Corporate Joint Committee.

4. BACKGROUND AND RELEVANT CONSIDERATIONS

- 4.1. Members of the Corporate Joint Committee considered the SDP draft Delivery Agreement at its meeting held on Friday 18th July 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. The feedback from the consultation has been captured and brought to this meeting for formal consideration. The position on funding and options is the subject of a separate paper also presented to this meeting.
- 4.2. The draft Delivery Agreement and procedural steps for (non-statutory) consultation was considered by the CJC at its meeting on 18th July, 2025 - [link to report](#).

- 4.3. The consultation process began following the CJC meeting on Friday 18th July and ran until Friday, 29th 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. Link to Delivery Agreement consultation on the website: [Ambition North Wales | Strategic Planning](#). The consultation was also promoted via social media.
- 4.4. The SDP Regulations specify types of stakeholders that the CJC should seek to engage with as part of the SDP process defined as either ‘Specific Consultees’ or ‘General Consultees’. In terms of Specific Consultees, the regulations are prescriptive in terms of who these should comprise, and a contact list was compiled that includes all those referenced in the Regulations, and additional bodies whom it was considered are relevant to include. Specific Consultees include all Members from constituent CJC Local Authorities, all Town and Community Councils within the CJC area, statutory undertakers such as Water and Power companies, Natural Resources Wales, Government departments and Local Authority officers. This group has been extended to incorporate Members of the Senedd and Members of Parliament, and a range of key corporate colleagues that the CJC already engages with.
- 4.5. The SDP regulations are much less prescriptive in relation to General Consultees, simply referencing categories of consultees that the CJC should attempt to engage with. These include groups who provide voluntary services to communities, various religious groups, groups whose main function relates to language and culture, business groups, and those involved in construction and development. A comprehensive list of contacts was compiled from the lists already used by North Wales Local Authorities as part of their Local Development Plan processes, and this formed the basis for a comprehensive email shot that went out on the 18th July raising awareness of the SDP process, the Delivery Agreement, and providing the opportunity to be involved in subsequent stages in the SDP process.
- 4.6. There was also the opportunity for any member of the public to comment on the Delivery Agreement, and this was made clear as part of the information provided on the website. Clearly, as the SDP progresses there will be specific public consultations held at key stages in the process, such as Preferred Strategy and the Deposit SDP.

5. CONSULTATION OUTCOMES

- 5.1. Given the procedural nature of the Delivery Agreement document, it was not anticipated that there will be a significant response in terms of volume of representations, and this has also been the consistent experience with local authorities when they have published their LDP Delivery Agreements. That said it is important for the CJC to be open from the outset of the preparation of the SDP and an important part of this consultation has been to raise awareness that the CJC has begun the SDP process, and that there is an opportunity for a wide range of stakeholders to be involved in the process as it progresses.
- 5.2. This has been reflected in the responses received, with detailed responses received from 17 separate representees, and these are shown in the Consultation Report in **Appendix 1** along with the responses to those comments. In the main these comments did not seek to amend the DA but wanted clarification on some key points. In summary stakeholders raised the following:

- Is sufficient time allowed for the main consultation exercises in the SDP programme? – Response – The SDP programme has allowed for the specified statutory consultation period of six weeks, however if Members consider more time should be provided there is flexibility to increase these to eight weeks.
- What consideration will the SDP give to the Welsh Communities Report and the Welsh Language – Response - the requirements to take account of the impact to the Welsh Language are the same as for Local Development Plans. This included considering the impact on the Welsh Language as part of a wider Integrated Impact Assessment to ensure that the plan is as sustainable as possible, and in line with the Wellbeing of Future Generations objectives.
- The SDP should ensure that proper account is taken of the historic environment – Response – The SDP will consult with Heneb and use sources such as the Historic Environment Record (HER) in collating the evidence base that will inform policy development.
- Some stakeholders referred to the ambitious nature of the timeframe for plan production – Response – The timetable proposed for the SDP is in line with the five-year target that is set out in the SDP Manual and is achievable subject to the necessary resources being made available.
- Some stakeholders have queried how the SDP will be funded - It is for the CJC to allocate sufficient budget and staff resources to meet the estimated costs shown in the SDP Programme Budget. The CJC must decide how it intends to set a suitable budget for the SDP and included in this is the contribution that each local authority should make.

5.3. There has been a significant level of acknowledgement of the contact that the CJC has made with general stakeholders, promoting the opportunity to be involved in the SDP process, and these have all been positive in thanking the CJC for the opportunity. It has also helped to clarify and update contact details from the lists provided by the Local Authorities, some of which are several years old now. This will assist in a general rationalisation of the contact lists following the finalisation of the Delivery Agreement and its preparation for submission to the Welsh Government.

5.4. There was no need to significantly amend the Delivery Agreement following consideration of the responses, and the changes proposed are relatively minor as shown in the last column of **Appendix 1**. An amended copy of the Delivery Agreement is provided in **Appendix 2** that incorporates the changes. The Strategic Planning Sub-Committee considered the consultation report at its meeting held on 4th September, 2025 and resolved to recommend to the Corporate Joint Committee that the Delivery Agreement should be approved, subject to consideration of the funding of the SDP (separate report). In doing so, there was a consistent concern expressed in relation to the funding of the SDP and the potential impacts that this may have on Local Authority budgets.

6. NEXT STEPS

6.1. Following consideration of the outcome of the consultation on the Delivery Agreement, the Corporate Joint Committee is asked to formally approve the Delivery Agreement as the basis on which the Committee will produce its Strategic Development Plan. The ability then to formally submit the Delivery Agreement to Welsh Government for approval is subject to the Committee making a commitment to allocate sufficient budget and staff resources to meet the estimated costs shown in the SDP programme budget. (see separate report on this agenda).

7. FINANCIAL IMPLICATIONS

- 7.1. Costs will be drawn from existing North Wales CJC budgets 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. In terms of the present CJC budget for 2025-26 relating to the SDP, this budget would need to be increased by 50% of the current level annually, over the 2026-2031 plan production period, to meet the full costs of the SDP. A more detailed assessment is part of a further report on this agenda.

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:** Specific Comments and Responses
Appendix 2: Draft Delivery Agreement
-

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. The related report on finance sets out the key issues which are still outstanding and will need to be considered by the CJC as part of its overall position on the budget and approaches 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.

Members will note that the funding of the SDP is a separate item on the agenda of this meeting. As noted in the report, there is a budget in place to fund this work in 2025/26, and the budget for 2026/27 will have to be approved before the end of January 2026."



Cyd-Bwyllgor Corfforedig
Gogledd Cymru
North Wales
Corporate Joint Committee

North Wales Strategic Development Plan

Draft Delivery Agreement: Consultation Report

29th August 2025



North Wales Corporate Joint Committee
Strategic Development Plan

Delivery Agreement: Consultation Report
29th August 2025

Appendix 1: SDP Delivery Agreement: Consultation Report

Ref	Comment by	Comment Details	CJC Response to Comment	Changes to DA
1	CLlr Geraint Wynn Parry Cyngor Gwynedd	<p>Thank you for sending me this information. As a new Councillor, I have a great interest in your organisation (CJC) and the delivery of Strategic Plans (where Transport is an important part of the main Strategic Plan itself).</p> <p>I'll read the Delivery Agreement in more detail and let you know.</p> <p>One issue that immediately stands out is your program with a very short timeline to agree a draft of the Delivery Agreement. Collaboration must be shown to accept everyone's comments if you want to avoid complaints. If you have lost time providing the Agreement, you really need to avoid squeezing the approval timing. I say this in the best spirit.</p>	<p>Thank you for your recent email in response to the notification of the publication of the SDP draft Delivery Agreement. In addition, its good of you to set out the interest you have in the plan going forward. Clearly you are an important stakeholder and will be kept informed as the plan progresses.</p> <p>Transport as you refer is a key element of the plan, both in terms of the SDP recognising specific transport schemes and projects where the land they need to happen may need protecting for example, but also in terms of recognising the importance of transport infrastructure to support the spatial strategy and main locations for future growth and development. A key source to inform this will be the Regional Transport Plan.</p> <p>In terms of the timing of the Delivery Agreement, there is no intention to rush its preparation and in fact the consultation that has been commenced for six weeks is not a statutory requirement but one the CJC has recognised as important in the spirit of openness and of sharing each stage of the process. In addition, the delivery agreement is a procedural document only, a plan of how the plan will be produced if you like and does not contain anything that relates to plan policy formulation or the identification of the location of development, for example. Welsh Government are aware of the stage reached with the plan and are supportive of the</p>	None

Appendix 1: SDP Delivery Agreement: Consultation Report

			positive progress made by the CJC to prepare for the commencement of the SDP.	
2	Cllr Jina Gwyrfai Cyngor Gwynedd	A new Strategic Development Plan - I would like to see what attention will be given to the Welsh Communities Report and also to the Welsh Language.	<p>Thank you for your email in relation to the Strategic Development Plan. As the SDP is an almost identical process to that used for LDPs such as your own in Gwynedd, the requirements to take account of the impact to the Welsh Language are the same as for the local Plan. This included considering the impact on the Welsh Language as part of a wider Integrated Impact Assessment to ensure that the plan is as sustainable as possible, and in line with the Wellbeing of Future Generations objectives. The CJC is already planning work to identify the scope of this assessment and the key aspects of Welsh Language impact to include within that.</p> <p>To inform the above, all material evidence will be referred to and that will clearly include the recent publication you refer to. Whilst the publication refers in the main to changes needed to national policy and guidance, it clearly is of relevance to the SDP process and particularly so where its recommendations result in changes to national policy and guidance which the SDP will then need to fall into line with.</p>	None
3	Jenny Emmett Heneb: The Trust for Welsh Archaeology	Heneb: The Trust for Welsh Archaeology is not currently mentioned in the lists of consultees, but the pre-merger organisations of Clwyd-Powys Archaeological Trust and Gwynedd Archaeological Trust do appear in the lists provided by Gwynedd, Flintshire and Denbighshire. To avoid confusion, Heneb should be listed as a consultee for all six of the	The CJC will ensure the contact list is updated to reference Heneb and not the old trusts – the list was compiled from those each local authority uses for its LDPs so the CJC will make the same point to the LPAs that they need to update your details.	Update the CJC SDP contact list with the amended details

Appendix 1: SDP Delivery Agreement: Consultation Report

		local authorities and Eryri NPA, and references to the former regional Trusts should be removed.		
4	Jenny Emmett Heneb: The Trust for Welsh Archaeology	Heneb has a statutory role in maintaining the statutory Historic Environment Record on behalf of the Welsh Ministers, which public bodies are obliged to use in carrying out their functions, and are the archaeological planning advisors for each of the local planning authorities. To ensure we are consulted at the relevant points in the process, alongside other organisations delivering public services, it may be appropriate for us to be grouped for consultation purposes with the Specific Consultation Bodies rather than with the broader suite of special interest groups and voluntary / community organisations.	Whilst the SDP regulations are quite specific in terms of the type of consultee and who should form part of the Specific Consultee list, the CJC has nevertheless added Heneb to that list.	Add Heneb to the SDP Specific Consultee list
5	Jenny Emmett Heneb: The Trust for Welsh Archaeology	There is little mention of cultural heritage and the historic environment in the DDA, and the Historic Environment (Wales) Act 2023 is missing from the outline of relevant policy and legislation. Both the physical historic environment and intangible cultural heritage should be included in the ISA, in accordance with the integrated approach of the WBFCA 2015 and the SEA Regulations 2004.	In terms of the Delivery Agreement, it is a procedural document and not one that represents perse, actual plan content. The CJC will certainly address the lack of reference to the legislation you refer to but in terms of your point about reference to cultural heritage and historic environment, it should be borne in mind that the Delivery Agreement is a procedural document that sets out how the plan will be produced, who will be involved, and how long it will take. On this basis nothing is ruled in or out and there are key processes contained within the SDP regulations and a draft SDP Manual that relate to things like assembling an evidence base and scoping the content for an Integrated Impact Assessment where these issues will be considered. The SDP must also reference Future Wales The National Plan and how it deals with the issues you highlight, in order to determine how these issues may convert to policy at	Amend the draft Delivery Agreement to refer to the Historic Environment (Wales) Act 2023

Appendix 1: SDP Delivery Agreement: Consultation Report

			the strategic regional level. That is where the benefit of you now being a unified body can really help, and understanding how you feel the issues you raise could be referenced at a regional strategic planning policy level.	
6	Jenny Emmett Heneb: The Trust for Welsh Archaeology	The list of Evidence Base Documents in Appendix 1 includes a Landscape Character Assessment and Special Landscape Designation Assessment. You may be aware that Natural Resources Wales undertakes regular reviews of this nature which will be relevant, and are presently working with Heneb to look particularly at change in areas designated on the non-statutory Register of Landscapes of Historic Interest. As and when these strategic assessments are being prepared, we would like to be consulted so that we can contribute any relevant information arising from this work.	Appendix 1 of the Delivery Agreement includes a broad basis for the likely evidence that may be required to inform production of the SDP and a large part of this will be to examine what exists already, both in terms of the evidence each Local Authority has collated for their respective LDPs, and sources such as those you mention. It would however be useful if NRW were more proactive in promoting this work and that they also presented it in a wider than local context. In a recent discussion with an experienced NRW officer they referred to their frustration that it was difficult to get an overriding strategic picture of key environmental work and policy areas that form part of NRW's remit, which would be helpful to SDP work. The CJC do not see that it is the role of the SDP to collate such work or carry out strategic studies to inform NRW if that work is only being done at a local or piecemeal level by NRW, and the lessons from the way the whole issue of phosphates has been handled need to be learnt also. This will form part of early engagement in terms of evidence gathering as well as informing how we scope work on things like landscape assessment as the CJC certainly do not want to simply expend public money on 'reinventing the wheel' if these assessments are already available and/or the responsibility of others to prepare.	None

Appendix 1: SDP Delivery Agreement: Consultation Report

7	Jenny Emmett Heneb: The Trust for Welsh Archaeology	It should also be noted that, increasingly, specific assessment (known as ASIDOHL) is being required by Heneb and Cadw for Candidate Sites affecting Registered Historic Landscapes, to inform site allocation in local development plans. It is reasonable to anticipate that this may be needed when considering strategic level proposals, which have a commensurate large scope for historic landscape impact, as a complement to the LCA and SLDA.	In terms of ASIDOHL, when you say that Heneb and Cadw are 'requiring' these for candidate sites, The CJC is unclear as to how that work links to the CJC (and respective LPA) responsibility to produce LDPs and the guidance they follow in terms of PPW and the LDP manual in terms of the candidate sites process and how they select sites? What role does Heneb and Cadw play in site selection? The CJC cannot find reference to ASIDOHL in either of the national guidance mentioned? It would be helpful for Heneb to clarify how these assessments will apply to SDP candidate site assessment process.	Heneb to clarify reference to ASIDOHL
8	Natural Resources Wales	Thank you for your consultation regarding the Draft Delivery Agreement for the North Wales Strategic Development Plan. We note the timescales for the plan preparation and the requirements on us as a specific consultation body at later stages in the plan preparation. Should you wish to access environmental data (GIS layers etc.) we would recommend you contact our Data distribution team initially at: datadistribution@cyfoethnaturiolcymru.gov.uk	Noted (and specifically the means to access to environmental data as part of preparing the evidence base)	None
9	Denbighshire County Council (Preliminary officer comments subject to Council endorsement)	<p>Thank you very much for inviting Denbighshire County Council to provide a consultation response to the "Strategic Development Plan 2026 – 2051, Draft Delivery Agreement, July 2025".</p> <p>The draft Delivery Agreement (2025) sets out the procedural requirements for preparing the Strategic Development Plan, including details on the consultation requirements. These matters are for the North Wales Corporate Joint Committee as the plan making authority. DCC Officers consider the proposed</p>	Noted	None

		<p>timetable for preparing the Strategic Development Plan ambitious but achievable on the basis of a well-resourced team.</p> <p>I would like to submit the following observations: Funding: It is set out in the draft Delivery Agreement that the budget to prepare the Strategic Development Plan has not yet been agreed or secured. All efforts are welcomed that avoid Denbighshire County Council to having raise its contributions to the process by way of an increase in annual levy on our local authority.</p>	<p>The CJC regulations place a duty on the CJC and its constituent local authorities to produce a Strategic Development Plan. This duty extends to making a commitment to fund the costs of producing the plan. All constituent Local Authorities have been aware of this duty and the likely break down of costs since the work that the North Wales Chief Planning Officers Group carried out in 2021 to calculate the likely costs of producing and SDP. It is for the CJC to allocate sufficient budget and staff resources to meet the estimated costs shown in the SDP Programme Budget. The CJC must decide how it intends to set a suitable budget for the SDP and it is the case that the contribution that each local authority currently makes to the SDP only accounts for partial costs. In order to submit the Delivery Agreement for formal approval by Welsh Government the CJC must make a formal commitment to fund the costs of the SDP that are set out in the SDP Programme Budget.</p>	None
		<p>Local Government Principal Offices: Clarification is sought on what are the expectations on the Council in terms of using "County Hall" in Ruthin as a place to deposit consultation material for members of the public to view, comment on, or collect their views. Would our team have to provide additional resources?</p>	<p>The intention is that each Local Authority main office would provide a convenient location to make available key SDP documents that would form part of a scheduled public consultation on the SDP. This is to facilitate physical inspection of the documents for those who do not have access to the internet, which will be the principal way in which documents and information are shared and consultations run. It would still be the responsibility of the SDP team of</p>	None

Appendix 1: SDP Delivery Agreement: Consultation Report

		<p>Denbighshire County Council wishes the North Wales Corporate Joint Committee all the best with preparing the Strategic Development Plan for North Wales within the framework of the Delivery Agreement.</p>	<p>the CJC to co-ordinate and support any consultation and be available to answer any queries that interested parties may have. That said, it would be helpful if local Teams could engage with the process as they have a direct interest in doing so on behalf of their respective authorities and in terms of ownership of the content and outcomes of the SDP and how it subsequently informs future reviews of respective LDPs. The investment of time and resource by Local Authorities now in assisting on the SDP will pay dividends in terms of the ability to produce and LDP Lite once the SDP is adopted.</p> <p>Noted although the SDP should be viewed as a collaborative process between the CJC and Local Authorities.</p>	None
10	Flintshire County Council (Preliminary officer comments subject to Council endorsement)	<p>The Local Planning Authority welcomes consultation by the CJC on the draft Delivery Agreement and also welcomes earlier informal working with its Policy Officers. The Local Planning Authority looks forward to engaging with the CJC at key stages in the progression of the SDP. The general approach in the Delivery Agreement in relation to the timetable and community involvement scheme is considered reasonable and no comments are offered.</p> <p>However there are a number of more detailed points which are raised as set out below:</p>	Noted	None

Appendix 1: SDP Delivery Agreement: Consultation Report

	<p>It is considered that the Executive Summary and introductory chapters should set out clearly what the 'development plan' will comprise in this part of Wales and the relationship between the tree tiers.</p> <p>The list of Members and MPs / MSs for Flintshire in Appendix 2 of the DA (p59 to 61) is out of date and an updated list will be provided by the LPA.</p> <p>In the Appendix 1 'Evidence Base Assessment' under Green Wedge & Strategic Green Gaps Assessment' it is unclear what a 'Strategic Green Gap' is. Future Wales in Policy 22 states 'The Welsh Government requires the Strategic Development Plan to identify a green belt around Wrexham and Deeside to manage urban form and growth'. It is unclear whether the green belt is the same as a 'Strategic Green Gap' or whether the SDP is proposing a further designation between green wedge and green belt.</p> <p>In the Appendix 1 'Evidence Base Assessment' under 'Phosphates Impact assessment' it may be useful to broaden this out to include 'other nutrients' given that there are Marine SACs in North Wales which may be affected by other nutrients.</p>	<p>Accepted. In addition, a separate document has also been prepared that compares the relationship between the three tiers of development plan in Wales and this will be made available on the SDP web pages.</p> <p>Noted. Due to time constraints the CJC had to rely on the contacts information supplied by each Local Authority but did caveat the consultation draft Delivery Agreement by stating that a further rationalisation process would take place to bring the contacts list as up to date as possible. The CJC welcomes Flintshire's offer to update the list and send it in.</p> <p>Accepted. Strategic Green Gaps do not appear in national guidance and in hindsight this merely describes a Green Wedge, which is referenced. As a basis for forming the scope of a review exercise the phrase is useful. The appendix will be amended to remove reference to Strategic Green Gaps and to also include reference to Green Belts as per PPW12 and Future Wales. The degree to which the SDP references Green Belts or Wedges will depend on scale and their relationship to the strategic spatial hierarchy that is developed.</p> <p>Accepted. It is acknowledged that NRW are now looking at the permissible levels of nutrients in marine SACs which may relate to other nutrients such as nitrates, although the timing of this is unclear.</p>	<p>Add a contextual paragraph to the Executive Summary.</p> <p>Amend contacts list when update received from FCC.</p> <p>In appendix 1 page 6 of the Draft Delivery Agreement remove reference to Strategic Green Gaps and add Green Belts.</p> <p>Appendix 1 page 7 amend the entry to 'Phosphate and other nutrients Assessment'. Make the same</p>
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				addition to the description section.
11	Avison Young on behalf of Nuclear Decommissioning Authority and Nuclear Restoration Services	<p>Avison Young are the appointed property advisors for the NDA and NRS and provide planning advice across the NDA's UK-wide estate. This representation is made in respect of the NDA's assets within North Wales. This includes Wylfa, located within the Isle of Anglesey administrative region; and Trawsfynydd Nuclear Licensed Site (NLS), located within the Eryri National Park Authority region. The NDA and NRS have worked jointly with the Councils for many years underlining the importance and contribution that the nuclear sector brings to the local economy. The NDA is the strategic authority responsible for managing the effective and efficient clean-up of the UK's nuclear legacy, which includes Wylfa and Trawsfynydd. Decommissioning at both sites is subject to various elements of legislation outside of the Town and Country Planning's remit, with decommissioning of Nuclear Licensed Sites being governed by national strategies that are the subject of regular review and consultation by the Secretary of State. The NDA Strategy (2021)¹ identifies uses for NDA land that could benefit society either when the mission is complete, or on an interim-basis prior to achieving ultimate site end-state. As such, it is critical to the wider NDA mission that planning policy allows for appropriate interim, related and complementary uses to come forward at NDA sites in the medium and longer term.</p> <p>At this stage of the Strategic Development Plan preparation, the NDA and NRS do not wish to comment on the contents of the Delivery Agreement.</p>	Noted	None

		This representation highlights the NDA/NRS land assets within North Wales, while setting out previous engagement and collaboration with Authorities within the region. Avison Young also wish to confirm the intention of the NDA and NRS to collaborate with Ambition North Wales and relevant stakeholders on the future preparation of the Strategic Development Plan.		
12	North Wales Minerals and Waste Planning Service	<p>Thank you for your email. I've not had chance to look at the delivery agreement in detail but looking at the evidence base proposed I would suggest that the minerals capacity assessment should also consider the landbank of the region and sub-regions and link to the Regional Aggregate Working Party's survey and reports that are undertaken annually. In the absence of any review of the Regional Technical Statement (we are still waiting on a third review required by MTAN1) we can only rely on the RAWP reports.</p> <p>No comments with regards to the waste capacity assessment.</p>	Noted. It will be important to understand the long term landbank of potential minerals supply in the region and the need to assess this can be incorporated into the scope of the minerals capacity assessment when this work is being planned.	None.
13	Gwynedd Council	<p>Thank you for the opportunity to comment on the delivery agreement our comments have been set out below.</p> <p>In light of the content of paragraphs 4.18 to 4.21, it is considered that, alongside the comprehensive audit, regular engagement is essential – particularly with Authorities currently preparing new or revised Local Development Plans to promote consistency. The policy direction that will be followed in new Local Development Plans is not necessarily set out in detail in</p>	Noted. The CJC is not a separate entity from the North Wales local authorities as they each form a constituent part of its geography, and corporately, their respective political leadership makes up the decision-making Board for all matters that are the remit of the CJC in a regional context. There is therefore a clear requirement for the CJC and	None

		<p>the Annual Monitoring Reports. Furthermore, there may be further work undertaken internally by the LPA which will inform policy development further than what has been set out in the AMB. The direction proposed under the sub-heading Working together is therefore welcome. It is noted that it will be important to engage effectively to ensure constructive cooperation.</p> <p>It is noted that para 5.7 states that - Public meetings will be held bilingually if requested in advance, with advance notice required for translation services. The documents of the draft SDP will be available in Welsh on request, and the final adopted SDP will be available in Welsh and English formats.</p> <p>I would like to remind you of your duties under the Welsh Language standards set by the Welsh Government under the Welsh Language Measure 2011 in particular:</p> <p>Standard 27 - If you invite more than one person to a meeting, you must ask each person if they wish to use Welsh at the meeting.</p> <p>Standard 30 - If you are organising a meeting that is open to the public you must state on any material that advertises it, and on any invitation to it, that anyone present is welcome to use the Welsh language at the meeting.</p> <p>Standard 33 - If you are arranging a meeting that is open to the public, you must ensure that a simultaneous Welsh into English translation service is</p>	<p>respective local authorities to work collaboratively in the production of the SDP, part of which is to ensure that the work on LDP reviews that is underway is properly considered. It would make no sense for the SDP to no use the evidence from the emerging LDPs to provide the evidence base context for the early years of the plan period.</p> <p>Noted.</p> <p>Noted.</p>	<p>None</p> <p>None</p>
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		<p>available at the meeting, and you must inform those present orally in Welsh:-</p> <p>(a) that they are welcome to use the Welsh language, and (b) that a translation service is available at that time.</p> <p>In addition to the above:</p> <p>Standard 40 - Any documents for public use that you produce must be produced in Welsh</p> <p>It is imperative to ensure that these standards are followed to ensure that there is fairness for those who want to participate in the preparation of the Strategic Development Plan, firstly that they receive the documents in the language of their choice and secondly that this does not mean any delay for them to be able to respond to any public consultation.</p> <p>Para 5.13 - It is not clear why Local Authority Councillors have to request to be added to CDS databases rather than automatically added. If the Councillors are consulted 'through established internal networks', is it understandable to those responsible for this that they need to be forwarded without delay to ensure that no time is lost during public consultations.</p> <p>Para 7.3 and 7.8 It is recognised that the WBC wishes to avoid having to recruit officers from LPAs within the CDS area and para 7.8 states that secondments can be used as a cost effective means of adding to the</p>	<p>Noted</p> <p>This is to cater for the fact that County Council Members are not specifically referenced in the SDP regulations under the definition of either Specific or General consultees. The CJC however has taken the view that County Councillors are key consultees and as illustrated by the consultation on the Delivery Agreement, have informed each individual Councillor directly of the stage reached in the SDP process and will continue to do so.</p> <p>The CJC will do all it can to avoid any unnecessary weakening of LDP teams but equally as and when it needs to build an internal team then it will advertise roles externally to test the Market. This is no</p>	<p>None</p> <p>None</p> <p>None</p>
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Appendix 1: SDP Delivery Agreement: Consultation Report

		resilience of the core team and it is recognised that this can have an adverse impact on the Local Authority teams in the area. Although these serious issues have been identified, no sound solutions have been proposed. para 7.8 states that secondments will need to be carefully planned but resources across the area are so scarce that this can have side effects on all authorities if secondments are carefully planned or not what exactly does careful planning mean?	different to any Planning Authority in North Wales who advertise for planner vacancies. The point about being flexible and taking a collaborative approach via for example the option of secondments, is that this can be aligned to stages reached in respective LDP processes, where none of the North Wales LPAs are at a similar stage in their process. If this then presents to opportunity for a short-term secondment to assist with the SDP, then that reduces the need to consider the creation of full-time posts. The key point is that Local Authorities see the production of the SDP as a collaborative process with the CJC rather than the sole responsibility of the CJC.	
14	Canal & Rivers Trust in Wales	We note and welcome reference to the Trust in the Draft Delivery Agreement. For consistency going forward, we would ask that the Trust be referred to as Glyndwr Cymru – The Canal & Rivers Trust in Wales. We look forward to hearing from you in due course as the Plan progresses.	Noted	Ensure the correct name is recorded in the contacts list
15	Cwmpas	<p>Thanks for the opportunity to engage with the development of the SDP Draft Delivery Agreement. It looks like an exciting plan to engage with and we're looking forward to playing an active role in its development.</p> <p>The first thing is that the Wales Co-operative Centre is listed within the 'Bodies representing persons carrying on business in the area' section of the General Consultation Bodies list - we have changed our name to Cwmpas. Cwmpas is listed elsewhere, within the 'Others' section.</p>	<p>Noted.</p> <p>Accepted.</p>	<p>None</p> <p>Correct the organisation name in the contacts list</p>

		<p>I also think it would be important for us to be listed within other sections and consulted on relevant developments. We are ourselves a co-operative and deliver services throughout Wales, including having services and staff based in north Wales. Relevant projects that we deliver include:</p> <p>Social Business Wales, the Welsh Government's specialist support service for the social enterprise sector, which includes advisors based in north Wales. We have direct and ongoing relationships with social enterprises across the region, including many of those listed in the social enterprise section, who we supported to start up and grow – as well as many others.</p> <p>The Perthyn project, funded by the Welsh Government, which delivers funding and specialist support to co-operative and social enterprise initiatives in Welsh language communities, particularly in Conwy, Gwynedd and Ynys Mon. Perthyn could be listed within the list of bodies who represent Welsh culture (staff on this project are based in north Wales).</p> <p>Communities Creating Homes – this project, funded by the Welsh Government and the Nationwide Foundation, supports the development of community-led and co-operative housing solutions. We have supported many of these projects across north Wales.</p> <p>In terms of the content of the Plan:</p>	<p>Noted, although the CJC does not have a development management function, just a duty to create Regional Planning Policy via the SDP. Applications for specific developments are dealt with by the respective Local Planning Authorities who make information available about applications for development in their areas, and provide the opportunity for you to make comments.</p>	None
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	<p>I'm not sure if there is space for amendments to the Key Outcomes, but reference to supporting entrepreneurship within the region would be relevant and important. Ideally, this would include supporting all diverse business models, including social enterprise and co-operative models, with have a key role in building community wealth, fostering sustainable and inclusive growth, and delivering essential services.</p>	<p>The Plan will do this as part of providing a policy context for employment development at all levels from SMEs to large organisations. It should be remembered that the SDP is essentially a land use plan where the key priority is to indicate what land is available for economic growth and where. The plan would not seek to specific or constrain the use of the land identified to one or other business model, as it is for the market to decide what is the most appropriate model to use. The plan equally, does not prevent or rule out any of the approaches referenced.</p>	None
	<p>In the relevant policy and legislation section, reference to the Wellbeing of Future Generations' Act's Wellbeing Goals and Ways of Working are positive. I wonder if would also be relevant to reference the Future Generations' Report that was published earlier this year, which set out specific recommendations for economic development in Wales – including goals around doubling the size of the social business sector and co-operative development.</p>	<p>It has not been possible to reference every information source that may have a relevance to the development of the SDP. That is the role of the evidence gathering phase of the plan that is clearly referenced in the Delivery Agreement. In terms of the Future Generations' Report, if it has implications from its recommendations that have implications for SDP policy or how land is provided for economic development in the SDP, then it may have a relevance to the plan. This can be the subject of further discussion.</p>	None
	<p>I also wanted to highlight Cwmpas' Start Something Good work, which is a vibrant stakeholder engagement tool. We can work together for the common good through a collaborative, non-competitive, co-designed, open and kind activity. Our hacks are innovative, creative and ideal for businesses, public bodies, organisations and communities who need to Start Something Good. We have worked with a range of</p>	<p>Noted. The CJC would be interested to have a follow up discussion to explore how this could assist with future engagement and consultation stages in the SDP process.</p>	None

		<p>organisations to deliver these sessions, including the Football Association of Wales, Local Authorities, FE and HE institutions, and much more. More information here: https://cwmpas.coop/start-something-good/</p> <p>Diolch again for the opportunity to engage and we look forward to continuing to work with you.</p>		
16	Welsh Language Commissioner	<p>Thank you for the opportunity to take part in this consultation as Ambition North Wales prepares its new Strategic Development Plan (SDP). At this early stage in the preparation of a new SDP we would like to draw your attention to a number of considerations relating to the Welsh language.</p> <p>The needs of areas within North Wales with a high density of Welsh speakers - Supporting the socio-economic infrastructure of Welsh speaking communities is one of the core objectives of the Welsh Government's Welsh language strategy. The Cymraeg 2050 strategy emphasises the importance of developing a prosperous, sustainable economy to sustain and strengthen those communities, such as large parts of North Wales, where there's a high density of Welsh speakers. The challenge is to ensure that people have good quality jobs, attractive careers, and homes so that they can stay, return, or settle in those communities. North Wales' new SDP is very relevant in this context. The results of the 2021 Census suggest that population growth in Wales is slowing down and that there's a decline in the population aged 15-64. The fact that these trends are very evident in those areas where the Welsh language is at its strongest is a matter of concern. The loss of working</p>	<p>Noted. The CJC are grateful for the advice of the Welsh Language Commissioner and the detailed clarification of the duty that it currently operates to. This advice will feed into the scoping exercise to develop the approach to carrying out an Integrated Impact Assessment for the SDP as the plan making process progresses, as identified in the Delivery Agreement. It also informs the way the CJC will engage with stakeholders and interested parties and the way in which it will publish information and allow for direct participation. Within this the Plan will balance the significance of assessing the impact on the Welsh Language with other potential impacts, as well as the benefits that result from the policies it will create, that aim to facilitate sustainable development, economic well-being, the provision of jobs and affordable homes, environmental protection and enhancement, the provision of sustainable transport and infrastructure, that secures the long term futures for all that live in the communities in North Wales. It is not possible through land use planning policy, to specify a preference for those that may benefit from the plan's policies and proposals, that is based on one or other specific criterion or geographical preference. Finally, whilst the guidance provided regularly</p>	None

		<p>age people has a negative impact on the sustainability of these areas and therefore jeopardises the viability of Welsh as a natural community language. As you know, the results of the 2021 Census also show a decrease in the number and percentage of Welsh speakers in Wales. Although we've witnessed a decrease in the majority of counties in Wales, the most significant decreases can be seen in the counties of west Wales, such as Gwynedd, Anglesey and Conwy, which are strongholds of the Welsh language. It's reasonable to conclude that the economic performance of these areas contributes to the depopulation that's taking place there, and that this has a negative impact on the viability of the Welsh language. To halt the decline of the Welsh language in these areas, we must ensure that we support people to be able to continue, or return, to live and work in those communities. Planning decisions related to regenerating the economy in these areas will be very relevant to that effort. To understand the challenges faced by these areas, the Welsh Government established the Welsh Speaking Communities Commission. The Commission published its main report last year, which made recommendations for policy interventions that could support the sustainability of these areas. Then, earlier this year, the Commission's report on town and country planning was published which makes recommendations about the changes the Commission see as necessary to strengthen the consideration given to the Welsh language and language planning within the planning system. The content of these two reports will be very relevant to you when developing the new</p>	<p>reiterates the need to take account of the impact on the Welsh Language in plan making, the CJC notes that there is still no established single Welsh Language Impact Assessment framework or tool, where either CJCs working on SDPs or local authorities working on LDPs, could use a common and consistent methodology. This would really assist all public authorities tasked with Development Plan making to embody the requirement of the Welsh Language Act in as far as they relate to the land use planning process.</p>	
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	<p>SDP and we encourage you to consider them when doing so.</p> <p>Relevant legislation and policy - In carrying out this work the Joint Corporate Committee should also consider the following legislation and policies, and how the CDS can promote the Welsh language in planning: Welsh Language (Wales) Measure 2011 Planning (Wales) Act 2015 Well-being of Future Generations (Wales) Act 2015 Technical Advice Note (TAN) 20: Planning and the Welsh Language (2017) Cymraeg 2050: A Million Speakers (2017) Planning Policy Wales (2024) Future Wales: The National Plan 2040 (2021) The above documents emphasise that the impact on the Welsh language needs to be considered when developing planning policies, such as the SDP. North Wales’s SDP should recognise the importance of the Welsh language within its catchment areas and explain how it will have a positive impact on the language over the course of the plan.</p> <p>The Welsh language standards and impact assessments on the Welsh language - The Welsh Language Measure gives official status to the Welsh language in Wales and establishes the principle that the Welsh language should not be treated less favourably than English. The measure established the Welsh language standards system, which are a set of statutory duties imposed on public institutions in Wales. The standards give Welsh speakers the right to use the language when dealing with these institutions. Of course, The North Wales Corporate Joint Committee is subject to the standards, and you refer through the document to the</p>		
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	<p>importance of ensuring bilingual documentation and services through the proposed SDP. Beyond offering services through the medium of Welsh, we would also like to draw your attention to the policy-making standards that you are expected to comply with. The policy-making standards in the compliance notice (standards 88 to 97), impose a duty on The North Wales Corporate Joint Committee to consider the impact of its policy decisions on the Welsh language, and to consider how the policy decision might have positive effects on opportunities to use the Welsh language. The Joint Committee will be expected to comply with the policy-making standards when creating the SDP, so to ensure that you give conscientious consideration to the ways in which this policy might affect the Welsh language, you should consider the resources on the Commissioner's website which offers guidance on how to comply with these duties.</p> <p>North Wales Local Authorities' Strategies - Another class of standards are the promotion standards, which impose a duty on local authorities to draw up and publish a 5-year strategy which explains how they intend to promote the Welsh language and facilitate the wider use of the Welsh language in their areas. The Commissioner has published two advice documents relating to these standards: - Standards for the promotion of the Welsh language: 5 year strategies – a guide to good practice for county and county borough councils and National Park authorities - Promotion standards: assessing the achievement of the 5-year strategies – Effective practice advice document. When</p>		
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	<p>the Joint Committee assesses the impact of the new SDP on the Welsh language, it should consider the Welsh Language Promotion Strategy that the local authorities within its boundaries have published. It should also consider the Welsh in Education Strategic Plans (WESPs) for 2022-2032 that the authorities have published. The new SDP should promote the objectives of the Welsh Language Promotion Strategies and the WESPs. In addition to this, the Joint Committee should explain how the SDP will contribute to achieving the targets within the strategies for increasing the number of Welsh speakers in the area.</p> <p>Gathering an evidence base - The Commissioner’s received consistent feedback from planning authorities that a lack of evidence about the relationship between the Welsh language and planning decisions can make it difficult to make decisions that could protect the sustainability of communities where the Welsh language is at its strongest. We note that the gathering of evidence will be a key part of the creation of the new SDP, and therefore we would like to understand what evidence base you will be gathering in relation to the Welsh language.</p> <p>Conclusion - To sum up, the legislation and policies listed above and the relevant policy making standards for The North Wales Corporate Joint Committee and the promotion standards imposed on local authorities, should be considered when drawing up the new SDP. It should also consider the evidence provided by the Welsh Speaking Communities Commission in its recent reports. The SDP should clearly state how it will</p>		
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		support the Welsh language and how it will promote the objectives of the Strategies for the Promotion of the Welsh Language and the WESPs in North Wales. In addition to this, we ask the Joint Committee to ensure that it consults with local forums and stakeholders involved in the Welsh language, when preparing the SDP. We hope that these comments will be of use to you. Please feel free to contact me if you wish to discuss any of the above issues further.		
17	Pen-y-ffordd Community Council, Flintshire	<p>Further to the above, please note this response of Pen-y-ffordd Community Council to the Draft Delivery Agreement consultation and note our wish to engage in the forthcoming SDP process.</p> <p>The Council recognise that the Strategic Development Plan is a high-level plan that focusses on the priorities for growth, development and infrastructure at the regional scale, with a focus on the main centres rather than the smaller settlement areas such as our community of Pen-y-ffordd. However, we do consider that the concerns and view of the lower tier settlements such as the one we represent are extremely important and need to be consider as part of the process.</p> <p>We note too that the Delivery Agreement is essentially a plan of how the Plan will be prepared with two main parts, namely a statement of Community involvement and the timetable of the seven-stage process. We therefore consider that the concerns and views of the lower tier settlements such as ours are important and should link in with the focus areas of housing development, transport and infrastructure which are</p>	<p>Noted</p> <p>Noted. It is important to understand the views of local communities as part of the preparation of the SDP both from the perspective of any direct impacts that the SDP may have on a community through specific policies or proposals, or more generally in the way it sets a context for the review of Local Development Plans where the community impacts may be more apparent and direct.</p> <p>Noted. It is important to understand the views of local communities as part of the preparation of the SDP both from the perspective of any direct impacts that the SDP may have on a community through specific policies or proposals, or more generally in the way it sets a context for the review of Local Development Plans where the community impacts may be more apparent and direct.</p>	<p>None</p> <p>None</p> <p>None</p>

		<p>matters that we are extremely concerned about and ask the following questions?</p> <ul style="list-style-type: none"> • If community involvement is key to this process, how will our smaller communities be represented and our voice heard? <ul style="list-style-type: none"> ○ Small sites play a big role in supporting main service centres, so we consider it to be essential that the views and concerns of settlements such as ours are heard and considered in the process. Section 3 (31) states that 'Meaningful Community involvement' is required in the development of the plan, so we consider it essential for the potential impact on all settlement tiers is take into account. 	<p>The CJC has included all Town and Community Councils in North Wales as part of its General Contact List. This is to ensure that the issues being raised by the SDP are given a local airing, and T&CCs are a consistent tier of representative bodies that can link to communities and represent their views. This is no different to the Way T&CCs are involved in LDP processes across North Wales. As wilt all engagement, this is two way and any impacts that the Community Council consider are caused by the SDP can be raised at the appropriate consultation stage, backed up by the evidence of harm to support the impact identified. Each Local Planning Authority will also be involved in the SDP process both as a key partner as week as stakeholder and consultee, and they can ensure that non-strategic impacts are identified and considered. The CJC would encourage the Community Council to work with other T&CCs as well as Flintshire Council in commenting on future stages of SDP development.</p>	None
		<ul style="list-style-type: none"> • Will account be taken of historical housing development when considering potential sites for growth? <ul style="list-style-type: none"> ○ We feel that it is important for the process to take account of historical housing development when considering potential sites. Our ward in particular has been severely affected by excessive development in too short a space of time, 	<p>The SDP will need to plan sustainably for the right level of strategic growth in the most sustainable locations. The spatial strategy of the SDP will play an important role in the location of strategic sites and growth areas, but this will not contain all settlements in all Local Authority areas in North Wales and will instead primarily focus on the major settlements whose capacity to accommodate strategic sites will be greatest. The likely definition of what constitutes</p>	None

		<p>and this has impacted negatively on community cohesion, amenities, infrastructure and services problems.</p> <ul style="list-style-type: none"> How will the importance of public transport from a regional level feed into the smaller areas with the impact this has? Will the process look deeper into public transport issues to explore the problems of rural settlements being able to access the main service centres. <ul style="list-style-type: none"> This is important matter for our community with no public transport worthy of mention to service centres such as Deeside industrial estate, Wrexham industrial estate, Llay units, Broughton Park, plus no buses or transport to out of County centres such as Chester centre and Business Park who are important employers for our community. We therefore hope that the development of the transport plan will create a hub at Pen-y-ffordd railway station to support our and the many nearby rural villages with public transport issues and that this request can be noted. If taken into account and acted on, these matters can address the regularly made point in the document of creating opportunities for retaining young people, 	<p>strategic growth e.g. sites for 500 homes or more, will help separate what the SDP will focus on as its main purpose, as opposed to setting a residual growth figure for a Local Authority as a whole, the remainder of which and its distribution within one Council area, being the priority for the review of the LDP in that area.</p> <p>This matter has already been covered via the preparation of a Strategic Transport Plan which the CJC has agreed and submitted to Welsh Government. That said, its main purpose is to prioritise the need for transport infrastructures across North Wales, and to coordinate the implementation of priority schemes that are funded by a new single transport grant from Welsh Government. The issue of local public transport provision is primarily a responsibility of the Local Authority to coordinate and provide. When the CJC is preparing the spatial strategy for the SDP it will carry out a sustainability assessment of settlements that will include the availability of services and infrastructure, where the availability of public transport is an important part of determining the sustainability of a settlement and its capacity for future development. As Pen-y-ffordd is not likely to form part of the SDP spatial strategy, this evaluation process is one that will be undertaken as part of the review of the LDP, that will also take account of the availability of other services as is referred to, the location of a railway station on the edge of the settlement.</p>	None
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		<p>and 'producing little or no carbon emissions' (2 at 2.5 in particular) The current transport difficulties in this particular ward is resulting in young people having to move away because of no public transport to the service centres and/or increase in carbon emissions through having to drive.</p> <ul style="list-style-type: none"> We accept the need of the SDP is to consider strategic sites for business/employment opportunities but firmly believe that more 'doorstep opportunities should be provided in some more rural settlements, Justification for these could be reducing use of cars and for social reasons to provide for people with transport difficulties. <p>Finally, we hope that you give regard to our comments and look forward to working with you in the future.</p>	<p>This is the remit of the Local Development Plan to determine what type of local provision for employment would be appropriate and capable of being implemented at the local level, and these policies already exist in the adopted Flintshire Local Development Plan. The SDP is likely to refer to local or more rural development but not on the specific scale that is referred to.</p> <p>Noted</p>	<p>None</p> <p>None</p>
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Cyd-Bwyllgor Corfforedig
Gogledd Cymru
North Wales
Corporate Joint Committee

North Wales Strategic Development Plan

Draft Delivery
Agreement:

Post Consultation

September 2025





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Appendix 5: Detailed SDP Timetable

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1. Executive Summary

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



- 1.6. This document marks the first step in the development of the SDP and sets out how and when stakeholders and the community can become involved in the plan-making process. It also includes a comprehensive timetable for its preparation setting out clear timelines and milestones for key stages of the process. This approach is designed to foster engagement and ensure that all voices are heard.
- 1.7. 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 CJs by the Local Government and Elections (Wales) Act 2021. The Act established four CJs 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.



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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 the autumn of 2025. This timeline allows for adequate feedback and refinement, ensuring that the final document is robust and useful for all CJC's, 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 CJs in Wales and relevant spatial planning bodies and local authorities in England to address cross-regional issues. Such broad cooperation ensures comprehensive and coherent planning that transcends regional boundaries, addressing wider geographical challenges and opportunities.



5. Community Involvement Scheme (CIS)

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

Key principles for involvement

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



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

Welsh Language and Bilingual engagement

5.5 The CJC is committed to promoting and supporting the Welsh language, ensuring its vitality and growth across Wales. In compliance with legislative requirements, the SDP process must integrate considerations for the Welsh language from the outset. Specifically, under section 62(6A) of the Planning and Compulsory Purchase Act 2004 (PCPA 2004), the Integrated Sustainability Appraisal (ISA) must include an assessment of the plan's potential effects on the use of the Welsh language.

5.6 Planning Policy Wales (PPW) outlines policy requirements for the Welsh language, while Technical Advice Note 20 (TAN20): 'Planning and the Welsh Language' offers guidance on its consideration within development plans and the ISA process. The CJC will evaluate the potential impacts of the SDP on the Welsh language during the ISA process. This evaluation will be documented in the deposit plan, detailing how the Welsh language considerations have been addressed. The ISA process will assess the impact of growth scale and location, vision, objectives, policies, and proposals on the Welsh language. If evidence suggests a detrimental impact, the CJC will consider amending the strategy or identifying mitigation measures.

5.7 At every stage of the SDP, Welsh Language Standards will be upheld, with bilingual engagement facilitated through various measures:

- Correspondence will be accepted in both Welsh and English and replies to Welsh correspondence will be in Welsh.
- All consultation materials, including letters, comment forms, public notices, and newsletters, will be bilingual.
- The SDP website will have bilingual content.
- Public meetings will be conducted bilingually if requested in advance, with prior notification required for translation services.



- Draft SDP documents will be available in Welsh upon request, and the final adopted SDP will be available in both Welsh and English formats.

Who will the CJC consult?

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

Members of the Public

- 5.9 Residents will be engaged through public consultations to ensure their views can be considered when shaping the development plan. The CJC will develop and maintain a consultation database that holds contact information and consultation details of those individuals, agencies, organisations and community groups that want to participate in the SDP process. The database will assist the CJC in the management of the SDP process and enable interested parties to be kept updated and informed of progress.
- 5.10 The EU General Data Protection Regulation (GDPR) came into force in May 2018. This placed new restrictions on how organisations can hold and use personal data and defining rights about that data. As a result of the GDPR, any interested parties must give their consent, in writing, if they wish to be added to the new stakeholder database. Anyone who makes representations at any of the stages of SDP process will be deemed to have given their consent and will be added to the stakeholder database. This will enable the CJC to administer their comments and keep them informed. 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 can request to be added to the SDP database. This will allow them to be consulted and kept informed at every key stage of the SDP process. All communication with Councillors will be conducted via email, ensuring timely and direct updates. In addition, Local Authorities will help disseminate this information to their Councillors through established internal networks, helping to maintain clear lines of communication and ensuring that Councillors remain informed throughout the process.

Town and Community Councils

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

Welsh Government

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

Adjoining Corporate Joint Committees

5.16 Ambition North Wales will engage and consult with other CJC's in Wales to:

- **Foster a Shared Purpose:** The pandemic has united public sector organisations like never before. Going forward, it will be vital to sustain this alignment around a common purpose to enhance collaboration and cohesion.
- **Promote Transparency and Openness:** Encouraging open communication, sharing information, and maintaining transparency will build trust and improve decision-making processes.



- **Leverage Expertise:** Drawing on the specialised knowledge from different business functions will be crucial to informing decisions and refining practices, particularly in areas such as strategic planning and transportation.
- **Encourage Cross-Boundary Collaboration:** Embracing collaboration across teams and organisations will help drive innovation and ensure that decisions remain people focused, keeping communities at the heart of regional planning efforts.

Public Service Boards

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

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

Businesses

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

Environmental Organisations

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

Transport and Infrastructure Partners

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

Health and Education Sectors

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



Young People and Future Generations

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

Housing and Development Sector

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

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

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

Specific Consultation Bodies

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

- Welsh Government
- Natural Resources Wales (NRW)
- Welsh Water
- Utility companies (Wales & England)
- Network Rail and Transport for Wales



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

General Consultation Bodies as defined by SDP Regulation 5

5.27 These groups include:

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

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

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

Engaging Hard-to-Reach Groups in the SDP Process

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

5.31 To effectively engage hard-to-reach groups in the SDP process, the CJC will leverage existing agencies and groups, such as the PSBs, whenever possible. Additionally, trusted intermediaries may be employed to gather the views of those who lack the confidence to engage directly in the SDP



process. The following groups have been identified as not having been sufficiently engaged in previous plan preparations and will be actively encouraged to participate:

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

How will the CJC involve you

5.32 Information on the SDP (Strategic Development Plan) process will be regularly updated on the CJC's (Corporate Joint Committee) website. Copies of the relevant documents associated with the SDP process will also be made available at the CJC's Principal Office and at each Local Government Principal Office in North Wales as listed in Appendix 3.

Digital Technology for Engagement and Information Dissemination

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

Addressing Digital Exclusion

5.34 Recognising that not everyone has access to the internet, the CJC is committed to ensuring inclusivity in its engagement process. For individuals without internet access:

- Hard copies of documents will be made available at specified locations.
- Paper comment forms will be provided upon request.

Ensuring Clear and Accessible Consultation

5.35 The CJC is dedicated to making every stage of the consultation process as clear and accessible as possible. To facilitate this:



- Officers will be available (via pre-arranged appointments) to handle SDP-related queries on weekdays during regular office hours.
- Queries can be directed to the CJC via their web address or to the CJC Principal Office.

5.36 By leveraging digital technologies and providing alternative access methods, the CJC aims to foster comprehensive and inclusive engagement throughout the SDP process.

Publicising the SDP Process

5.37 The CJC is committed to ensuring widespread awareness and active engagement throughout the SDP process. The steps to achieve this are:

- **Direct Contact:** The CJC will communicate directly with interested parties, primarily through email or letters, in either Welsh or English as required.
- **Social Media:** Utilisation of CJC social media platforms, when appropriate, to share updates and information.
- **Engagement with Elected Members:** Conducting focused workshops, briefings, and drop-in sessions and reporting to relevant CJC meetings.
- **Press Releases:** Issuing press releases to local media as appropriate to reach a broader audience.
- **Informative Documents:** Creating easy-read versions or summary documents to facilitate understanding of key stages.
- **Public Information Exhibitions:** Organising public exhibitions, drop-in sessions, or virtual exhibitions.
- **Virtual Engagement and Consultation:** Using web-based technology such as webinars to engage and consult with stakeholders.

Providing Opportunities for Involvement

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

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



SDP Consultee Database

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

Adding Details to the SDP Database

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

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

Secondments

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



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's and inform the indicative housing trajectory.	Prepared by CJC officers.
Housing Market Assessment (HMA)	To provide detailed insights into the mechanics of the residential property markets across the region. The Assessment will include a quantitative assessment of housing need that will be used to inform the housing policies of the SDP in terms of affordable housing provision, tenures and types of accommodation required across the region.	Prepared by CJC officers.
Special Landscape Designations Assessment (SLDA)	To carry out a review of the Special Landscape Areas designation within the region to identify areas considered worthy of being retained as a Special Landscape Area designation in the SDP.	External consultants
Landscape Character Assessment (LCH)	This document will provide a sound evidence base to consider the character and sensitivity of the different landscapes of the region when considering new developments. It will also promote an understanding of how the landscapes of the region are changing (because of a combination of natural, economic and human factors), and how they can be strengthened in response.	External consultants
Gypsy and Traveller Accommodation Assessment (GTAA)	To assess the future accommodation needs of the Gypsy Traveller and Traveling 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 hared service officers
Waste Capacity Assessment	To understand the strategic network of waste management facilities and the performance of the region in meeting the requirements of the national waste strategy and the processing of waste sustainably.	Prepared collaboratively by CJC and hared service officers
Placemaking Framework	To create a placemaking framework that sets key principles for policy development in the SDP.	Prepared collaboratively by CJC and DCW officers
Rural Development Strategy Scoping Assessment	To ensure that there is a specific focus on the rural areas in the regional to allow sensitive development and growth that is in line with the rural nature of the area, maintains core activities such as agriculture, allows for sustainable sector growth e.g. tourism, and secures local populations and vibrant communities.	Prepared collaboratively by CJC and LPA officers
Phosphates 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 General Consultation Bodies

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

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

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



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• Isle of Anglesey County Council

General Consultation Bodies

a) Voluntary bodies and others

Adra
Age Concern (Cymru)
Amlwch Leisure Centre
Amlwch Library
Barnardo's
British Association for Shooting & Conservation
Butterfly Conservation Wales
Beaumaris Library
Benllech Library
BTCV
CAB Gwynedd a De Môn
Campaign for Dark Skies
Communities First
Communities First - Amlwch
Communities First - Llangefni
Communities First - Maes Hyfryd
Communities First - Morlo
Communities First - Porth y Felin
Council for the Protection of Rural Wales
CTC Gwynedd & Môn
Cyfeillion y Ddaear (Mon & Gwynedd)
Cymdeithas Cyngorau Bro a Thref



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



Trearddur Residents Association
Un Llais Cymru
Wales Council for Voluntary Action
Wales Pre School Play Groups Assoc
Wales Tourist Board
Wales Pre School Play Groups Assoc
Wildscape
Y Glorian
Y Rhwyd
Ynys Mon Older People's Council
Yr Arwydd
Ymgyrch Diogelu Cymru Wledig

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

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

c) Bodies representing various religious groups

Clebran
CYTUN
Inter-Cultural Skills Network
Wales Orthodox Mission

d) Bodies representing the interest of disabled individuals

Abbey Road Resource Centre
Agoriad Cyf.
Alzheimer's Society
Anheddau Cyf.
ARC Cymru
British Heart Foundation
CAIS - Asiantaeth Cyffuriau ac Alcohol
Core Disability Group
Crossroads Caring for Carers
Disablement Welfare Rights
Disability Wales
Disability Rights Commission
Disabled Persons Transport Advisory Committee



Fforwm Anableddau Taran Cyf
Jas Chanay Disablement Welfare Rights
Macular Degeneration Group
North Wales Deaf Association
North Wales Society for the Blind
RNIB Cymru
RNIB (Royal Nat. Inst. Blind)
TARAN Disability Forum Ltd
Y Gamfa (CCET)

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

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

f) Bodies representing the interests of Welsh culture

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

g) Groups that represent gay, lesbians and bisexuals

Stonewall

Specific Consultation Bodies

Government Bodies
Cadw
Home Office
Ministry of Defence
Natural Resources Wales



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

City/ Community/ Town Councils within Anglesey

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



Moelfre Community Council
Penmynydd and Star Community Council
Pentraeth Community Council
Rhoscelyn Community Council
Rhosybol Community Council
Rhosyr Community Council
Treaddur Community Council
Tref Alaw Community Council
Trewalchmai Community Council
Valley Community Council

Infrastructure Providers and Electronic Communications

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

Membership of Key Stakeholders Group

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



- **Conwy County Borough Council**

Not yet received

- **Denbighshire County Council**

Specific Consultation Bodies and UK Government Departments

Energy infrastructure providers

CADW

Flintshire County Council

Wrexham County Borough Council

Powys County Council

Conwy County Borough Council

Cyngor Gwynedd

Eryri National Park Authority

Department for Business, Energy and Industrial Strategy

Department of Transport

Dŵr Cymru

Home Office

Ministry of Defence

Natural Resources Wales

Network Rail

Conwy and Denbighshire Joint Public Service Board

Betsi Cadwalader University Health Board

Persons owning or controlling electronic apparatus

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

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

see separate list below

Welsh Government all policy areas

City, Town and Community Councils – Denbighshire

Aberwheeler

Dyserth

Llangollen

Betws Gwerfil Goch

Efenechtyd

Llangynhafal

Bodelwyddan

Gwyddelwern

Llanrhaeadr yng Nghinmeirch

Bodfari

Henllan

Llantysilio

Bryneglwys

Llanarmon yn Iâl

Llanynys

Cefn Meiriadog

Llanbedr Dyffryn Clwyd Nantglyn

Clocaenog

Llandegla

Prestatyn



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

Neighbouring Town and Community Councils

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

General Consultation Bodies - NB this list is not exhaustive

Voluntary bodies benefiting the area:

Denbighshire Voluntary Services Council and the following groups:

- Arts Groups
- Carers Charities
- Childrens Groups
- Community Groups
- Disability Groups
- Education and Training Groups
- Environmental Groups
- Faith Groups
- Health Groups
- Heritage and Culture Groups
- Homeless
- Horticultural Groups
- Housing Groups
- Religious Groups



Residents and Tenant Associations
Scouts
Senior Citizens
Sports and Recreational Clubs
Village Hall Committees

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

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

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

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

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

Disability Wales
Disabled Persons Transport Advisory Committee
Mind Cymru
Wales Council for the Blind
Wales Council for the Deaf
Wales Council for Voluntary Action
Bodies which represent the interests of persons carrying on business in area.
British Holiday and Home Parks Association
Environmental Services Association
Confederation of British Industry (Wales)
Home Builders Federation
Local and Regional Tourism Associations
Campaign for Real Ale
Country Land & Business Association
Farmers Union Wales
Federation of Small Businesses



Federation of Master Builders
Denbigh and Flint Agricultural Society
National Farmers Union of Wales
Rail Freight Group
Registered Social Landlords
RenewableUK
Wales Rural Forum

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

Cymuned Cadw
Clwyd/Powys Archaeological Trust
Clwydian Range and Dee Valley AONB Joint Committee and Partnership
Menter Iaith Sir Dinbych
Wales Rural Forum

Other Consultees - NB this list is not exhaustive

Airport Operators
British Aggregates Association
British Geological Survey
Canal and River Trust, canal owners and navigation authorities
Centre for Ecology and Hydrology
Chambers of Commerce, local CBI, local Business Associations and local branches of Institute of Directors
Civil Aviation Authority
Coal Authority
Community Housing Cymru
Country Land and Business Association
Crown Estate Office
Design Commission for Wales
Disability Wales
Disability Rights Commission
Disabled Persons Transport Advisory Committee
Electricity, Gas and Telecommunications Companies and the National Grid Company
Environmental groups at national and regional level
Environmental Services Agency (Waste)
Equality and Human Rights Commission
Farmers Union Wales
Federation of Small Businesses
Fields in Trust
Fire and Rescue Services
Forestry Commission Wales



Freight Transport Association
Gypsy Council
Health and Safety Executive (HSE)
Home Builders Federation
Local community, conservation and amenity groups, including Wildlife Trusts Groups/Civic Societies
Local transport operators
National Farmers Union of Wales
One Voice Wales
Planning Aid Wales
Police Architectural Liaison Officers
Port Operators
Post Office Property Holdings
Professional Bodies not specifically listed (e.g. Royal Institution of Chartered Surveyors Wales, Royal Town Planning Institute in Wales, Chartered Institute of Housing Cymru, Institution of Civil Engineers, Chartered Institution of Waste Management)
Public Health Wales
Minerals Products Association
Rail Freight Group
Ramblers Association
Residents Associations
Sports Wales
Train Operating Companies
Wales Council for Voluntary Action
Water Companies
Welsh Environmental Services Association (representing waste industry)
Welsh Language Commissioner

- **Flintshire County Council**

B2 Specific Consultation Bodies

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



Flintshire Town & Community Councils

Argoed Community Council
Bagillt Community Council
Broughton & Bretton Community Council
Brynford Community Council
Buckley Town Council
Caerwys Town Council
Cilcain Community Council
Connah's Quay Town Council
Flint Town Council
Gwernaffield Community Council
Gwernymynydd Community Council
Halkyn Community Council
Hawarden Community Council
Higher Kinnerton Community Council
Holywell Town Council
Hope Community Council
Leeswood Community Council
Llanasa Community Council
Llanfynydd Community Council
Mold Town Council
Mostyn Community Council
Nannerch Community Council
Nerowys Community Council
Northop Community Council
Northop Hall Community Council
Penyffordd Community Council
Queensferry Community Council
Saltney Town Council
Sealand Community Council
Shotton Town Council
Trelawnyd & Gwaenysgor Community Council
Treuddyn Community Council
Whitford Community Council
Ysceifiog Community Council

Adjoining Town and Community Councils – Denbighshire

Prestatyn Town Council
Dyserth Community Council
Tremeirchion, Cwm & Waen Community Council



Bodfari Community Council
Aberwheeler Community Council
Llandyrnog
Llangnhaful Community Council
Llanbedr DC Community Council
Llanferres Community Council
Llanarmon yn Iâl Community Council
Llandegla Community Council

Adjoining Town and Community Councils – Wrexham

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

Adjoining Parish Councils – Cheshire West and Chester City

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

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

Mobile UK
British Telecom
UK Broadband
Orange Limited
O2 plc
Vodafone Limited
T Mobile Ltd
Hutchinson 3G UK Ltd
Airwave Solutions
EE

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

North Wales Police
Welsh Ambulance Service, NHS Trust
Local Health Board



Betsi Cadwaladr University Health Board

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

National Grid
Scottish Power
Powersystems UK Ltd
Deeside Power Development Company

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

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

B3 Uk Government Departments

Department for Transport
Department for Business, Enterprise & Regulatory Reform
Department of Energy & Climate Change
Home Office
Ministry of Defence
B4 General Consultation Bodies Voluntary bodies, some or all of whose activities benefit any part of the authority's area
Flintshire Access Groups
Age Concern Cymru
Barnardo's Cymru
Bryn Gwalia Communities First
Campaign for Real Ale
CAIS Wrexham & Flintshire
Children in Wales
The Community Development Foundation Wales
Community Transport Association
Council for Wales Voluntary Youth Services
Flintshire Local Voluntary Council
Flint Castle Communities First



Higher Shotton Estate Communities First Holywell
Neighbourhoods Communities First
Rural Flintshire Communities First
Estuary Voluntary Car Scheme
Flintshire Federation of Tenants and residents
Associations
Save The Family
Together Creating Communities
Unllais North East
Youth Cymru
Keep Wales Tidy

Bodies representing different racial, ethnic or national groups

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

Bodies representing different religious groups

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

Bodies representing disabled persons

Agoriad Cyf
Alzheimer's Society
Arthritis Care Wales
Asthma UK Cymru
Shine Charity Cymru



British Heart Foundation
Clwyd ME Support Group
Cystic Fibrosis Trust
Deaf Association Wales
Deaf Access Cymru
Disabled Motoring
Disabled Persons Transport Advisory Committee
Disability Wales
Epilepsy Wales
Equality and Human Rights Commission
Mencap Cymru
Flintshire Mind
Motor Neurone Disease Association
Multiple Sclerosis Support Centre
Muscular Dystrophy Campaign
National Autistic Society
Royal National Institute for the Blind Cymru
Royal National Institute for the Deaf
Sense Cymru
Wales Council for the Blind
Wales Council for the Deaf

Bodies representing persons carrying on business in the area

British Holiday & Home Park Association
Renewable UK Cymru
Business and Professional Women UK Ltd
Business in the Community
Cadwyn Clwyd
Camping and Caravanning Club
The Caravan Club
Clwydian Range Tourism Group
Deeside Industrial Park Business Forum Deeside
Enterprise Zone
Destination Flintshire Partnership
National Caravan Council Ltd
Country Land and Business Association Wales
Deeside College The National Federation of Self Employed and Small Businesses Ltd
Farmers Union of Wales
NFU Cymru
Finance Wales
Flintshire Rural partnership



Flintshire Tourism Association
Holywell Town Partnership
Mold Town Partnership
Queensferry Residents and Business Association
Road Haulage Association Ltd
Wales Co-operative Centre
Young Enterprise
Young Farmers Wales

Bodies Representing Welsh Culture

Oares Coaches
P&O Lloyd
Phillips Coaches
Taith
Townlynx
Welsh Community Transport

Members of Parliament / Assembly Members / MEP's

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

Flintshire Councillors

Cllr Mike Allport
Cllr Bernie Attridge
Cllr Janet Axworthy
Cllr Glyn Banks
Cllr Haydn Bateman
Cllr Marion Bateman
Cllr Sean Bibby
Cllr Chris Bithell
Cllr Sian Braun
Cllr Helen Brown
Cllr Derek Butler
Cllr Clive Carver
Cllr Geoff Collett



Cllr Bob Connah
Cllr David Cox
Cllr Paul Cunningham
Cllr Jean S Davies
Cllr Rob Davies
Cllr Ron Davies
Cllr Adele Davies-Cooke
Cllr Chris Dolphin
Cllr Rosetta Dolphin
Cllr Ian Dunbar
Cllr Andy Dunbobbin
Cllr Mared Eastwood
Cllr Carol Ellis
Cllr David Evans
Cllr Veronica Gay
Cllr George Hardcastle
Cllr David Healey
Cllr Gladys Healey
Cllr Patrick Heesom
Cllr Cindy Hinds
Cllr Dave Hughes
Cllr Kevin Hughes
Cllr Ray Hughes
Cllr Dennis Hutchinson
Cllr Joe Johnson
Cllr Paul Johnson
Cllr Rita Johnson
Cllr Christine Jones
Cllr Richard Jones
Cllr Tudor Jones
Cllr Colin Legg
Cllr Brian Lloyd
Cllr Richard Lloyd
Cllr Mike Lowe
Cllr Dave Mackie
Cllr Hilary McGuill
Cllr Billy Mullin
Cllr Ted Palmer
Cllr Mike Peers
Cllr Michelle Perfect
Cllr Vicky Perfect



Cllr Neville Phillips
Cllr Mike Reece
Cllr Ian Roberts
Cllr Tony Sharps
Cllr Aaron Shotton
Cllr Paul Shotton
Cllr Ralph Small
Cllr Ian Smith
Cllr Carolyn Thomas
Cllr Owen Thomas
Cllr Martin White
Cllr David Williams
Cllr David Wisinger
Cllr Arnold Woolley
Cllr Andy Williams

Network Rail and Train Operating Companies

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

B5 Other Consultees

All Flintshire Credit Union Ltd
Land Access & Recreation Association
Glyndwr University (NEW!)
North Wales Energy Efficiency Advice Centre
CPDA - Eastern Divisional
One Voice Wales
Open Spaces Society
Play Wales
Post Office Property Holdings
Professional Bodies / Associations
Royal Institute Chartered Surveyors
RTPI Cymru
Planning Aid Wales
Chartered Institute of Housing Cymru
Institution of Civil Engineers Cymru
Chartered Institute of Waste Management Cymru,
Royal Society of Architects in Wales
The Royal Commission on the Ancient and



Historical Monuments of Wales
Minerals Products Association
Rail Freight Group
Ramblers 'Association Wales
Royal Mail Properties
Shelter Cymru
Soil Association
Sports Wales
Sustrans Cymru
Wales Council for Voluntary Action
Visit Wales
Wales Tourism Alliance
Environmental Services Association NHS
Wales Shared Services Partnership
Specialist Estates
Wales Local Government Association
WRVS
Wales Council for Voluntary Action
Women's Institute NFWI Wales Office
House builders
Agents

• **Cyngor Gwynedd**

Specific Consultation Bodies (Reg 2 LDP)

Government Bodies

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

Adjoining Local Authorities

The Isle of Anglesey County Council
Eryri National Park Authority
Denbighshire County Council



Ceredigion County Council
Conwy County Borough Council
Powys County Council

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

Arfon

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

Dwyfor

Aberdaron Community Council
Botwnnog Community Council
Buan Community Council
Clynnog Community Council
Criccieth Town Council
Dolbenmaen Community Council
Llanaelhaearn Community Council
Llanbedrog Community Council
Llanengan Community Council
Llannor Community Council
Llanystumdwy Community Council
Nefyn Town Council
Pistyll Community Council
Porthmadog Town Council
Pwllheli Town Council



Meirionnydd

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

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

Eryri National Park Authority

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



Llanycil Community Council
Maentwrog Community Council
Pennal Community Council
Talsarnau Community Council
Trawsfynydd Community Council

The Isle of Anglesey County Council

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

Conwy County Borough Council

Llangwm Community Council
Llanfairfechan Community Council

Denbighshire County Council

Llandrillo Community Council
Cynwyd Community Council
Corwen Community Council

Powys County Council

Glantwymyn Community Council

Health, Infrastructure and Electronic Communications Providers

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



General Consultation Bodies

Voluntary bodies and others

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

Bodies representing interests of various racial, ethnic or national groups

North Wales Race Equality Network
The Traveler Movement



Friends, Families of Travelers
Equality and Human Rights Commission
BEN (Black Environment Network)
Black Association of Women Step Out (BAWSO)
Diverse Cymru Mental Health and Well Being Hub Service
Inter-Cultural Skills Network
Bangor University Afro-Caribbean Society

Bodies representing various religious groups

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

Bodies representing the interest of disabled individuals

Alzheimer's Society
British Heart Foundation
Mencap Cymru
Agoriad Cyf.
Mind Cymru
Antur Waunfawr
British Deaf Association
NDCS – National Deaf Children's Society
RNIB Cymru



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

Bodies representing the interests of those that run a business

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



Tourism Partnership North Wales

Bodies representing the interests of Welsh culture

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

Bodies representing social enterprises

Cymunedoli
Antur Aelhaearn



Antur Nantlle
Antur Stiniog Cyf
Antur Waunfawr
Canolfan Ysgrifennu Tŷ Newydd
Cwmni Bro Ffestiniog
Cwmni Nod Glas
Datblygu Egni Gwledig (DEG)
Dref Werdd
Galeri, Caernarfon
GISDA
GwyrddNi
Hafod Ceiri
Llety Arall
Menter Felinheli
Menter Iaith Gwynedd
Menter Tŷ'n Llan, Llandwrog
Menter Y Plu, Llanystumdwy
Menter Y Tŵr, Pwllheli
Menter y Glan, Pennal
O Ddrws i Ddrws
Partneriaeth Ogwen
Pengwern Cymunedol
Prosiectau Cymunedol Aberdyfi
Plas Carmel
Cwmni Pump Plwy Penllyn
Seren
Sylfaen Cymunedol
Menter yr Eagles
Tafarn yr Heliwr
Ymddiriedolaeth Ynys Enlli
Ynni Cymunedol Cymru
Ynni Llŷn
Yr Orsaf, Penygroes

Groups that represent LGBTQ+

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



- **Eryri National Park Authority**

Specific Consultation Bodies

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

Adjacent Local Planning Authorities

Cyngor Gwynedd
Conwy Council
Ceredigion Council
Powys Council
Denbighshire Council

Community and Town Councils

Any person to whom the electronic communications code applies

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

Any Person who own or controls electronic apparatus

Arqiva

Local Health Board

Betsi Cadwaladr
Public Health Wales

Electricity

SP energy Networks & Wales and West Utilities
National Grid

Gas

British Gas
Sewerage Undertaker



Welsh Water

United utilities
Water Undertaker
Welsh Water
Severn Trent Water

UK Government Departments

Department for Climate and Energy Change
MOD

General Consultation Bodies

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

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

Equality groups including racial, ethnic or national groups

Equality and Human Rights Commission
North Wales Regional Equality Network
Stonewall

Different Religious groups

Bangor Islamic Centre
Wales Orthodox Mission
Cytun

Bodies which represent the interest of Disabled People

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



Groups which represent the interest of Elderly people

Age Cymru

Age Concern Gwynedd a Mon

Age Concern North Wales Central

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

Gwynedd Economy and Regeneration

Conwy Regeneration service

Federation of Small Businesses

Menter Mon

North Wales Business Club

CLA Cymru

Bodies which represent the interests of Welsh Culture

Welsh Language Commission

Cymdeithas yr Iaith

Menter Iaith Conwy

Hunaniaith

Urdd Gobaith Cymru

Dyfodol i'r Iaith

Cylch yr Iaith

Voluntary groups in the area

Mantell Gwynedd

Wales Council for Voluntary Action

Conwy Voluntary Services Council

Shelter Cymru

Talsarn Community first Partnership area

Local Members of Parliament and Welsh Assembly Members

Others

National Trust

National Farmers Union

Farmers Union Wales

Visit Wales

Council for National Parks

Home Builders Federation

Sports Council for Wales



One Voice Wales
North Wales Mountain Rescue Association
Cwmpas

Other consultees identified

Access, Recreation and user groups

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

Public Services

North Wales Police
Fire services

Wildlife and landscape conservation

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

Tourism

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



Cultural Heritage

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

Agriculture and forestry

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

Education

Local primary and Secondary Schools
Local Colleges of further education

Business

North Wales Economic Ambition Board
Cwmni Egino

Housing Local Partnerships

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

Local partnerships

Partneriaeth Dolgellau / Treftadaeth Dolgellau



Community and Voluntary groups

Local Community Groups such as

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

Sustainable development

Centre for Alternative Technology
Ecodyfi
WRAP
Conwy Cynhaliol

National Park Authority

SNPA managers and sections heads

Energy

NDA
Magnox

Public Transport

Arriva
Trafnidiaeth Cymru

Land Owners

Country Landowners Association
Crown Estate Commissioners

Others

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



- **Appendix 1: Key stakeholders**

Specific Consultation Bodies

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The Planning Inspectorate

Natural Resources Wales

Cadw

Network Rail Infrastructure Limited

Secretary of State for Transport

Adjacent Local Planning Authorities

Cyngor Gwynedd

Conwy Council

Ceredigion Council

Powys Council

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Public Health Wales

Electricity

SP energy Networks & Wales and West Utilities

National Grid

Gas

British Gas

Sewerage Undertaker

Welsh Water



United utilities

Water Undertaker

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Home Builders Federation

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North Wales Police
Fire services

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Royal Society for the Protection of Birds
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British Trust for Conservation Volunteers
Cymdeithas Ted Breeze
John Muir Trust

Tourism

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



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

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

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Grwp Cynefin
North Wales Housing
Adra
Cartrefi Conwy
Clwyd Alun
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Antur Waunfawr
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Ecodyfi
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Conwy Cynhaliol

National Park Authority

SNPA managers and sections heads

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Magnox

Public Transport

Arriva
Trafnidiaeth Cymru

Land Owners

Country Landowners Association
Crown Estate Commissioners

Others

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



- **Wrexham County Borough Council**

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

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

B1 – Other consultees determined by LPA

Agents and Consultants

Assembly Member and Member of Parliament

House builders

Developers

Housing Associations

Local Members

Wrexham CBC Officers

Members of the General Public

Other organisations/businesses

B2 – Specific Consultation Bodies

Wrexham Community Councils

Adjoining Community Councils

Adjoining LPA

Welsh Government Officers

Natural Resources Wales

Local Health Board

Network Rail

Utilities and Statutory undertakers

B3 – UK Government Departments

B4 – General Consultation Bodies

Local Voluntary Bodies

Racial & Ethnic Bodies

Religious Bodies

Business Bodies

Disabled Interest Bodies

Welsh Cultural Bodies

B5 – Other Consultees

Local Community, Conservation & Amenity Groups

Environmental Groups

Fire and Rescue Services

B5 Local Transport Operators

B5 Professional Bodies

Other National/Local Organisations



Appendix 2

Stakeholder panels and other Local partnerships and Forums

1. External Key Stakeholder Panel

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

Wrexham Local Service Board
CCW
Environment Agency
Home Builders Federation
Housing associations
Developers and agents active in the area
Business Community
Statutory undertakers
Association of Voluntary Organisations in Wrexham
Environmental groups

2. Local Partnerships and Forums

Wrexham Town and Community Council Forum
Housing and Developers Forum
Wrexham Housing Alliance
Wrexham County Borough over 50's Forum
Senedd Yr Ifanc - The Youth Parliament
Gypsy and Traveller Multi Agency Forum
Association of Voluntary Organisations in Wrexham (AVOW)
Wrexham Local Service Board
Reshaping Services Equality Group
Adjoining authorities cross-border working party
Wrexham Town Centre Forum



Appendix 3 - Local Government Principal Offices

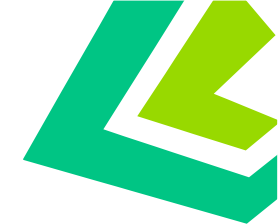
Local Authority	Address
North Wales Corporate Joint Committee	Sarn Mynach, Llandudno Junction LL31 9RZ
Flintshire County Council	County Hall, Ty Dewi Sant, Ewloe, Flintshire CH5 3FF
Wrexham County Borough Council	The Guildhall, Wrexham LL11 1AY
Denbighshire County Council	County Hall, Ruthin, Denbighshire 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



Appendix 4 - North Wales Strategic Development Plan – Summary of Stakeholder involvement in the SDP

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

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



Revise DA (if considered necessary)	Update the draft DA to reflect the views if General and Specific Consultation Bodies and other stakeholders (where relevant)	Jun 2025	<ul style="list-style-type: none"> • 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)
Consultation on draft DA and CIS (6 weeks) Reg 11(2)	To seek the views of consultation bodies on the draft DA	Jun-July 2025	<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)
DA adopted by resolution of the CJC in accordance with SDP Regulation 11(2)	DA adopted by resolution of the CJC in accordance with SDP Regulation 11(2)	September 2025	<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

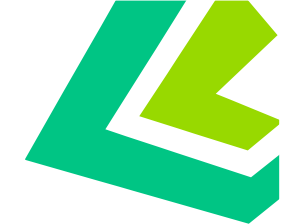


Submission of final DA to Welsh Government for agreement	To seek Welsh Government's formal agreement that the DA is robust, realistic, and covers the main plan preparation requirements	Mar 2026	<ul style="list-style-type: none"> • CJC Members • Welsh Government 	<ul style="list-style-type: none"> • Formal Submission to Welsh Government 	<ul style="list-style-type: none"> • Update provided to the Planning Sub-Committee (PSC)
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	To comply with regulation 12 and inform stakeholders of the adoption of the DA timetable and CIS	As soon as practical following agreement by WAG	<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. 	Update provided to the Planning Sub-Committee (PSC)



Stage 2: Pre-Deposit Preparation and Involvement

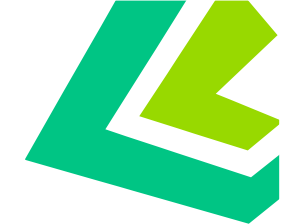
Stage in SDP Preparation Process	Purpose	Timescale	Who will be involved	Methods of Involvement	Reporting, dissemination, notification
Existing LDP/RLDP evidence base review	To consider the content and evidence base of adopted/emerging LDPs within the region. The CJC will need to take account of current 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



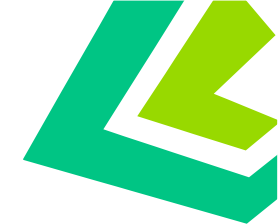
Locations and Sites Register				<ul style="list-style-type: none"> • Updates provided on website 	Sub Committee (SPSC) working group.
Identification of Key Issues, Drivers for Change and a vision for the region	To identify the key issues and drivers of change that will enable a comprehensive and shared 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).

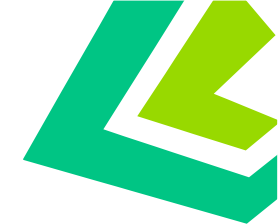


			<ul style="list-style-type: none"> General public 	<ul style="list-style-type: none"> Notification via email or letter to Specific & General Consultation Bodies and stakeholders registered on the SDP consultation database. 	
Analyse representations and prepare Initial Consultation Report (SDP Regulation 20(a))	To summarise the representations made at Preferred Strategy and how the CJC has taken them into account.	Dec 2027 – Mar 2028	<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.

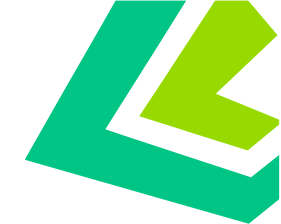


Stage 4: Deposit Plan and Public Consultation

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.



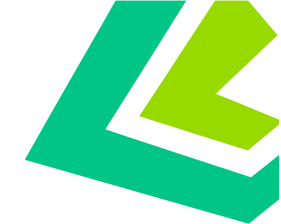
Stage 5: Submission

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.

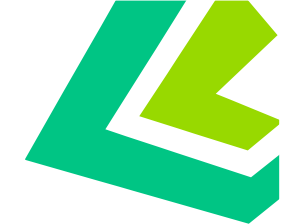
INDICATIVE

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 slip-page	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 slip-page	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.

REPORT TO THE CORPORATE JOINT COMMITTEE

19th September, 2025

TITLE: ISSUES AND OPTIONS RELATING TO THE FUNDING OF THE PRODUCTION OF THE STRATEGIC DEVELOPMENT PLAN

AUTHOR: Alwen Williams, Chief Executive
Andy Roberts, Regional Strategic Planning Officer

1. PURPOSE OF THE REPORT

- 1.1. This report provides information for the Corporate Joint Committee relating to the matter of funding the production of the Strategic Development Plan (SDP). This is part of the CJC's statutory duty to prepare the SDP, and the report identifies the costs of production, the present budget provision, and the level required to meet the full costs, including options to mitigate costs.

2. DECISION SOUGHT

- 2.1. To consider the funding issues and options set out in the attached briefing note **Appendix 1**, and to consider all options to fund the SDP as part of the budget setting process, including making further representations to Welsh Government.

3. REASON FOR THE DECISION

- 3.1. To ensure that the Corporate Joint Committee is made fully aware of the funding issues and options relating to the SDP to inform the budget setting process for 2026/27 and future years.

4. BACKGROUND AND RELEVANT CONSIDERATIONS

- 4.1. The Corporate Joint Committee considered the issue of funding for the SDP at its meeting held on Friday, 18th July 2025, as part of agreeing the draft Delivery Agreement to go out for consultation. This report presents a more detailed appraisal on the issues and options available to fully fund the SDP.
- 4.2. The attached briefing note (**Appendix 1**) provides a full breakdown of the estimated overall cost of producing the SDP, resulting from detailed work carried out by the North Wales Planning Officers in 2021. Allowing for price increases since that work was done, the overall cost of producing the SDP is assessed to be £3.276m.
- 4.3. The other CJs in Wales have made similar estimates, ranging from the figure above to £4m in one case, and concerns about funding the level of costs involved is the subject of a draft letter under consideration from CJC Chairs that is intended to go to Welsh Ministers.

- 4.4. The SDP Regulations clearly set out that the production of an SDP is a statutory duty for the CJC, and implicit with that is the responsibility to meet the full costs of doing so. Apart from some early modest start-up grant funding, there is no identified long-term funding for the SDP from Welsh Government, unlike a published commitment to support Regional Transport Plan work. As things stand, it is therefore up to the CJC to meet the full costs of the SDP.
- 4.5. Through prudent budgeting, the CJC has already made provision for, and funded early work on the SDP evidence base, alongside parallel work for the RTP. The 2025/26 CJC budget allocates a budget of £0.431m for SDP work, mostly comprising early salary costs for CJC staff, and an allocation for consultancy support. The constituent Local Authorities in the North Wales region and the National Park Authority, currently meet these budget costs via contributions to the CJC, apportioned based on population size.
- 4.6. From a resource's perspective, the CJC has engaged a lead officer internally to co-ordinate progress and to date:
- A draft Delivery Agreement has been produced and has been consulted on (subject of a separate report on this agenda).
 - Early consultancy support work has been scoped and is being costed at present.
 - The Strategic Planning Sub-Committee has been convened with a Chair and Vice-Chair elected and has met on a number of occasions.
 - A review of the budget position and funding requirements for the SDP has been undertaken.
 - In terms of the budget position, the Delivery Agreement has set out a five-year SDP plan production programme, 2026-2031, with an overall estimated cost of £3.276m.
- 4.7. Taking the current 2025/26 budget allocation for SDP (£0.431m) and projecting it forward over the five-year SDP programme from 2026, would provide a total budget of £2.158m.
- 4.8. The Strategic Planning Sub-Committee considered the SDP Funding Report at its meeting held on 4th September, 2025 and resolved to recommend to the Corporate Joint Committee that the funding of the SDP is considered as part of the budget setting process for 2026/27 onwards. In doing so, there was a consistent concern expressed in relation to the funding of the SDP and the potential impacts that this may have on Local Authority budgets.

5. MEETING THE FULL SDP COSTS

- 5.1. Compared to the estimated total cost of the SDP (£3.276m) this leaves a potential budget shortfall of c£1.1m over the five-year programme, or £0.223m per year. This represents an average annual additional requirement of £32k per Local Authority each year for the five-year programme (over and above current SDP contributions), although this will vary when apportioned by population size. NB: the average contribution to the SDP in the 2025/26 budget was £61.6k. - so an increase of c.50% of the present contribution is required. It is only relevant for Members to note that as part of the calculations made by North Wales Chief Planning Officers in 2021, higher average and/or apportioned costs to local authorities were identified, than the above figures.

- 5.2. Whilst the CJC has reached a significant first milestone with the SDP in producing and consulting on the Delivery Agreement, it will not be able to formally submit the Delivery Agreement to Welsh Government for approval until it can demonstrate how it will meet all the SDP production costs. It can only do this via the 2026/27 budget setting process by demonstrating that it has set a proportionate budget to meet the year 1 costs fully, and then to provide a commitment statement to match that provision for the remaining four years of plan production.
- 5.3. The CJC has several options available to it to mitigate the budget shortfall:
- Secure an in-year (2025/26) one off grant of up to £200k that Welsh Government are currently offering, which is performance related, which would depend on the CJC approving a draft Delivery Agreement post –consultation (Sept 2025 CJC Target for DA sign off - £100k), and formal submission within this financial year (i.e. before 31st March, 2026 - £100k). The latter depends on setting a full budget as per paragraph 5.2 above.
 - Increasing the Local Authority levy for SDP in the 2026/27 financial year and making a commitment to maintain that level for a further four years.
 - Explore use of balances or reserves from previous prudent budgeting.
 - Further dialogue with Welsh Government (e.g. Chairs letter).
 - Collaborative working with local authorities that may allow salary savings to be made and used to reduce contributions in year.
 - Maximise cost-effective consultancy support.
 - Efficient interpretation of SDP Regulations to speed up plan production and reduce overall costs.
- 5.4. Ultimately, the CJC must demonstrate it can fund the production of the SDP and until it can do so, it cannot submit the DA for formal approval or make any further progress with the plan production.

6. NEXT STEPS

- 6.1. Members are asked to consider and endorse the issues and options paper attached to this report and that the need to meet the costs of the SDP is factored into the budget setting process for 2026/27 onwards.

7. FINANCIAL IMPLICATIONS

- 7.1. Costs will be drawn from the existing North Wales CJC budget with the necessary support from the CJC's Legal and Finance teams. The CJC will also seek to secure further funding support from the Welsh Government and explore all other relevant funding options. In terms of the present CJC budget for 2025/26 relating to the SDP, this budget would need to be increased by 50% of the current level annually, over the 2026-2031 plan production period, to meet the full costs of the SDP.

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: SDP Funding Issues and Options Briefing Note

STATUTORY OFFICERS RESPONSE:

i. **Monitoring Officer:**

“The report underlines 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. The report also sets out the key issues which are still outstanding and will need to be considered by the CJC as part of its overall position on the budget and approaches to Welsh Government.”

ii. **Statutory Finance Officer:**

“Setting the strategic planning budget is a decision made as part of the overall budget-setting process for the Corporate Joint Committee, as is its apportionment among the constituent councils and the national park authority. Budgeting is an iterative process, and the estimated costs of delivering the Strategic Development Plan over the next five years is under continuous consideration, whilst the estimates provided by the North Wales Planning Officers is a useful and informed basis to undertake the work.

Although paragraph 4.7 of the report and the tables in the appendix demonstrate a shortfall should the budget allocation for the Strategic Development Plan remain static over the five-year period of the programme, this has not yet been agreed by the Corporate Joint Committee. The budget for 2026/27 will be set in January 2026.

The options in paragraph 5.3 can be summarised as increasing income, reducing costs, or a combination of both. The Corporate Joint Committee has no tax raising powers therefore the only increase in income it can expect would be additional Welsh Government grants or an increase in the levy charged on the six constituent councils and Eryri National Park Authority. Welsh Government is unlikely to offer additional funding unless representation is made by the Corporate Joint Committees for an additional contribution.”

BRIEFING NOTE

SDP Funding Issues and Options

Andy Roberts, Regional Strategic Development Planning Officer

Context

The Corporate Joint Committee has a statutory duty to produce a Strategic Development Plan (SDP) and as part of this, it should assess the resources required to complete this duty, including the means to fully fund the production of the plan.

The Welsh Government Explanatory Note 1 (Strategic Development Plans- the transition to Corporate Joint Committees) produced in 2021 states at paragraph 5.2 that *“a key link needs to be made between the Delivery Agreement (DA), the scale and scope of a plan preparation team and financial planning, as without all three being in place progress may be impeded”*.

Work was undertaken by the North Wales Planning Officers Group (NWPOG) in 2021 to assess both the scale and scope of a plan preparation team, and to assess the scope and likely costs of producing an SDP overall. This exercise calculated that the overall costs for producing the SDP would be £3,120,461 which assuming a reasonable 5% for price increases/inflation since then would now be £3,276,484.

Whilst the North Wales CJC has prudently set a budget for commencement of work on the SDP in its first budget for 2025/26 (£431,500) when projected over the anticipated 5-year plan production timetable (2026/27 - 2030/31), this would (if kept static) not meet the full costs of the SDP, estimated by NWPOG.

Resourcing and funding for the SDP is a key issue being raised by all four of the CJs in Wales at present, as whilst most CJs have engaged consultants to lead on producing Regional Transport Plans (RTP), the lengthier and more complex requirements for an SDP require the CJC to consider employing its own staff to co-ordinate the SDP in a cost-effective manner.

The chairs of all four CJs are considering making an approach to the Welsh Government to say that without significant funding support from WG, they will be unable to adequately resource the preparation of an SDP for their respective regions. This is still under consideration.

Welsh Government have (informally at present) intimated that there is potentially £400k available in this financial year to incentivise work on DAs by all CJs. This would provide £100k per CJC if distributed equally, but it is understood that it is more likely to be offered to those CJs who have already begun work on their DA. At present the Cardiff Capital Region has prepared a draft DA and carried out a consultation, and has now also submitted this to Welsh Government. Ambition North Wales have produced a draft DA that has been consulted on over the summer. The other two CJs have not begun work on their DAs. This means that there is potentially £200k available to Ambition North Wales - £100k when a draft DA is agreed by the CJC (September 2025) and £100k when a final DA is submitted to Welsh Government (NB: the final DA needs to identify how the SDP will be fully funded by the CJC, and be submitted by 31.03.2026 to be able to claim the second £100k grant).

The CJC budget allocation for SDP 2025/26

The CJC agreed its budget for the 2025/26 financial year at its meeting on 17 January, 2025. The agreed revenue expenditure and income for the SDP is as follows:

North Wales Corporate Joint Committee's 2025/26 revenue budget.						Appendix 1
	Strategic Planning	Transport	Investment Zone	Corporate Joint Committee	Total Budget	
Expenditure	(£)	(£)	(£)	(£)	(£)	
Employees						
Employee expenditure (Pay, N.I. & Superannuation)	226,230	112,970	0	428,880	768,080	
Lay members allowance	0	0	0	1,230	1,230	
Employees Total	226,230	112,970	0	430,110	769,310	
Travel						
Travel and subsistence	940	400	0	1,660	3,000	
Travel Total	940	400	0	1,660	3,000	
Supplies and services						
Tools and equipment	3,440	1,470	0	5,090	11,000	
Miscellaneous supplies	940	400	0	1,660	3,000	
Engagement and meetings	930	1,160	0	2,780	4,870	
Audit Wales' fees	0	0	0	30,000	30,000	
External consultants	132,500	66,340	0	10,000	208,840	
Insurance	15,000	15,000	0	30,000	60,000	
Systems	4,770	5,960	0	14,310	25,040	
Supplies and services Total	157,580	90,330	0	94,840	342,750	
Support Services						
Finance Services Support (Includes S151 Officer)	11,630	10,920	0	47,100	69,650	
Legal (Includes Monitoring Officer)	12,940	12,940	0	27,330	53,210	
Democratic Support	14,220	17,770	0	42,650	74,640	
Corporate Services	4,750	4,920	0	12,710	22,380	
Information Technology	3,210	1,380	0	5,690	10,280	
Support Services Total	46,750	47,930	0	135,480	230,160	
Set-up costs						
Legal	0	0	0	50,000	50,000	
External consultants	0	0	0	72,000	72,000	
Investment Zone	0	0	180,000	0	180,000	
Set-up costs Total	0	0	180,000	122,000	302,000	
Total Expenditure Budget	431,500	251,630	180,000	784,090	1,647,220	
Investment Zone			(180,000)		(180,000)	
Contribution from reserve	(56,460)	(67,450)		(440,830)	(564,740)	
Total Net Expenditure Budget	375,040	184,180	0	343,260	902,480	
	Strategic Planning	Other functions		Total Levy	2024/25 Levy	(Increase) / Decrease
Income	(£)	(£)		(£)		
Partners Contributions through a levy						
Conwy County Borough Council	(59,630)	(87,190)		(146,820)	(123,880)	(22,940)
Denbighshire County Council	(52,660)	(74,050)		(126,710)	(107,300)	(19,410)
Flintshire County Council	(84,450)	(118,820)		(203,270)	(172,610)	(30,660)
Cynfor Gwynedd	(53,860)	(90,830)		(144,690)	(121,130)	(23,560)
Isle of Anglesey County Council	(37,540)	(52,800)		(90,340)	(76,710)	(13,630)
Wrexham County Borough Council	(73,770)	(103,750)		(177,520)	(150,420)	(27,100)
Eryri National Park Authority	(13,130)			(13,130)	(12,770)	(360)
Total Income Budget	(375,040)	(527,440)		(902,480)	(764,820)	

The gross expenditure budget for SDP work is £431,500 which includes all staffing, consultancy, supplies and services, and other support costs. The funding source for this is the proportionate contribution from each local authority which amounts to £375,040 plus a contribution from reserves of £56,460.

If the present budget were to remain static for the duration of the SDP, then the total budget would be £2,157,500 from the 2026/27 financial year (i.e. £431,500 x 5). When compared to the revised NWPOG cost estimate this would leave a funding shortfall of £1,118,984 (or £223,796.81 p.a.). As a simple guide, this represents an average annual requirement for an additional £31,970.97 from each local authority.

To complete the DA for submission to Welsh Government the CJC must set out the costs for producing the SDP, and the figures provided by NWPOG are the only reasonable estimates available for this purpose. They are also in line with similar costs calculated by the Cardiff Capital Region in their draft DA and broader estimates made by other CJs that put the potential costs between £3.5-£4.5m. Even more critical is the fact that the CJC must also be able to demonstrate that it has committed to allocate

sufficient budget to meet these costs over the life of the SDP project, prior to the submission of the DA to Welsh Government for approval.

Ways to meet the funding shortfall

When NWPOG prepared the costing estimates for producing the SDP (table 5 below) the apportionment of costs per local authority was also set out, based on population size of each LPA (table 7 below).

Table 5 - Annual Budget for the 5 Year Delivery Programme (skeleton staff year 1 only)

COST	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Project start-up	£50,000	£0	£0	£0	£0
SDP Team	£82,070	£448,848	£448,848	£448,848	£448,848
SDP Team Start-up	£13,000	£0	£0	£0	£0
Evidence Base	£0	£265,000	£265,000	£265,000	£0
Examination costs	£0	£0	£0	£50,000	£200,000
Translation	£0	£12,500	£12,500	£12,500	£12,500
Printing	£0	£13,750	£13,750	£13,750	£13,750
IT/Database costs	£0	£20,000	£3,333	£3,333	£3,333
Total Annual Budget Cost	£145,070	£760,098	£743,431	£793,431	£678,431

Table 7 – Local Planning Authority cost apportionment (skeleton staff year 1)

Local Authority	Population	Proportion	SDP Cost Year 1 (£)	SDP Cost Year 2 (£)	SDP Cost Year 3 (£)	SDP Cost Year 4 (£)	SDP Cost Year 5 (£)	Total SDP Cost (£)
Anglesey	70,000	10.02%	14,533	76,145	74,476	79,484	67,964	312,602
Gwynedd	103,000	14.74%	21,391	112,076	109,619	116,991	100,035	460,112
Snowdonia National Park	25,400	3.63%	5,270	27,613	27,007	28,823	24,646	113,359
Conwy	113,000	16.18%	23,476	123,002	120,305	128,396	109,786	504,964
Denbighshire	95,300	13.65%	19,803	103,757	101,482	108,307	92,609	425,957
Flintshire	155,600	22.28%	32,321	169,347	165,633	176,773	151,152	695,226
Wrexham	136,100	19.49%	28,277	148,159	144,910	154,656	132,240	608,242
North Wales	698,400	100.00%	145,070	760,098	743,431	793,431	678,431	3,120,461

Whilst the distribution of costs year on year may vary, the overall budget estimate is robust enough to use for the purposes of submitting the DA. The main difference is that it may be simpler to average out the budget required year on year. Another difference is that the original calculations were done in 2021, and it is prudent to estimate an uplift due to increased costs and inflation since then. A reasonable 5% uplift has been applied which brings the total budget required for the SDP to £3,276,484. This is compared below with the budget available for SDP in the 2025/26 approved SDP budget.

Budget comparison:

a) 2025/26 CJC SDP Revenue Budget and 5 years projected (2026/27-2030/31)

£	2025/26	5 Year Projected
Employees	226,230	1,131,150
External consultants	132,500	662,500
Travel	940	4,700
Materials and Services	25,080	125,400
Support Services	46,750	233,750
Total	431,500	2,157,500

b) Estimated SDP budget prepared by NWPOG

£	5 Year
SDP budget	3,120,461
Plus allowance for increased costs (5%)	3,276,484

c) **Projected Budget less Estimate costs (shortfall)**

£	5 Year	per year
	-1,118,984	-223,796.80

Distribution of Shortfall:

Welsh Government have advised that it is appropriate to apportion costs to constituent local authorities within the CJC, based on their population. This approach was adopted by the CJC and this is how the contributions to the 2025/26 CJC SDP revenue budget have been calculated. Using this approach to apportion the annualised shortfall shown above, the CJC will need to find the following annual contribution (column d) in addition to that already made to the 2025/26 budget (column f), for the five-year duration of the SDP project, to fully fund the SDP. This does not prevent all other sources of funding from being investigated but does provide a 'worst case scenario' from the perspective of strategic financial planning by the CJC.

Apportionment of SDP budget shortfall by LPA							
a	b	c	d	e	f	g	h
LPA	Population	%	Population % applied to annual budget shortfall	Annual shortfall x5	2025/26 Strategic Planning Budget Contribution*	2025/26 Contribution plus annualised shortfall	Total Annual Contribution x 5
Anglesey	70,000	10.02%	22,430.95	112,154.75	37,540	59,970.95	299,854.75
Conwy	113,000	16.18%	36,209.96	181,049.82	59,630	95,839.96	479,199.82
Denbighshire	95,300	13.65%	30,538.14	152,690.69	52,660	83,198.14	415,990.69
Flintshire	155,600	22.28%	49,860.80	249,304.00	84,450	134,310.80	671,554.00
Gwynedd	103,000	14.75%	33,005.54	165,027.71	53,860	86,865.54	434,327.71
Snowdonia National Park	25,400	3.64%	8,139.23	40,696.15	13,130	21,269.23	106,346.15
Wrexham	136,100	19.49%	43,612.18	218,060.89	73,770	117,382.18	586,910.89
	698,400		223,796.80	1,118,984.00	375,040	598,836.80	2,994,184.00
					56,460	282,300	3,276,484.00
					<i>* NB: there was a contribution from reserves of £56,460 in year</i>		
					<i>Assumes contribution from reserves will be repeated for 5 years</i>		

This would result in the total annual contributions shown in column g above which if sustained over the five years of the SDP timeframe, would provide sufficient funding to cover the estimated total costs (plus 5% uplift) (column h). This is also caveated by the fact that the contributions from LPAs to the 2025/26 revenue budget did not meet the whole expenditure budget, and the difference was made up by a contribution from reserves. It is not clear, but it has been assumed that this contribution could continue for the five years of the LDP project timeframe. If this is not the case, then there would be an additional £282,300 would need to be found for the SDP i.e. 5 x £56,460.

Implications for the CJC:

The above cost calculations and apportionment represent an average 60% increase on the provision made in the 2025/26 CJC Strategic Planning revenue budget. Whilst this increase is significant it is the case that only the initial costs of producing the SDP were taken into account in setting the 2025/26 CJC budget. It is particularly relevant to note that even with the required increase in contribution set out above to meet the budget shortfall, the apportioned total contributions shown in column g and h above, would still be less than those set out in the work done by NWPOG back in 2021 (see table 7 above).

The above assessment therefore has been prepared to brief senior officers and Members, with a view to influencing the budget setting process going forward from 2026/27, and until adoption of the SDP in 2031, as well as facilitating further discussions about funding with Welsh Government.

Possible ways to reduce the budget shortfall:

Welsh Government have indicated that funding is potentially available this year as a one-off grant of up to £200k. This would potentially cover around 20% of the overall shortfall thereby reducing the level of additional requirement for LPAs in subsequent years. The ability to carry forward unused budget from 2025/26 will also help lower the future additional costs for LPAs. An assessment should also be made of the level and availability of any further reserves or balances that may have accrued from unspent budget in previous years to assist with this.

Simultaneously, a review of the NWPOG work is underway to establish if there is any scope to reduce the costs downwards.