

# Complete Agenda



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## Meeting

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

## Date and Time

**2.00 pm, MONDAY, 9TH NOVEMBER, 2026**

## Location

**Virtual Meeting**

## Contact Point

**Jasmine Jones**

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

### **Voting Members**

#### **Councillors**

Craig ab Iago  
Richard Jones  
Chris Cater  
Geraint Lloyd Williams  
Hugh Jones  
Nicola Roberts

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

#### **Eryri Member**

Ifor Glyn Lloyd

Eryri National Park Authority

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

David Fitzsimon  
Chris Smith  
James Harland  
Dewi Jones  
Paul Mead  
Gareth Jones  
  
Keira Sweeney

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

#### **Officers in Attendance**

Alwen Williams  
Mark Watkins  
Helen Edwards  
Dewi Morgan  
Sian Pugh

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

# **A G E N D A**

## **1. APOLOGIES**

To receive any apologies for absence.

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

To receive any declarations of personal interest.

## **3. URGENT BUSINESS**

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

## **4. MINUTES OF THE PREVIOUS MEETING** 4 - 8

The Chair shall propose that the minutes of the meeting held 14/09/26 be signed as a true record.

## **5. STRATEGIC DEVELOPMENT PLAN POSITION UPDATE** 9 - 12

To provide Members with an update on the position reached with the Strategic Development Plan (SDP).

## **6. REVIEW OF THE NATIONAL DEVELOPMENT FRAMEWORK** 13 - 17

To provide Members with an insight into the review of a fundamental planning document, Future Wales – the National Plan 2040, its implications for regional working and planning, and the opportunities to become involved in the review process.

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## NORTH WALES CJC STRATEGIC PLANNING SUB-COMMITTEE 14/09/2026

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**Present:** Councillor Hugh Jones (Wrexham County Borough Council) (Vice-Chair)

**Councillors:**

Craig ab Iago (Cyngor Gwynedd), Richard Jones (Flintshire County Council), Chris Cater (Conwy County Borough Council), and Ifor Glyn Lloyd (Eryri National Park Authority).

**Chief Officers:**

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

**Officers present:**

Alwen Williams (Chief Executive of the North Wales Corporate Joint Committee), Mark Watkins (Interim Head of Legal Services/Monitoring Officer), Helen Edwards (Deputy Monitoring Officer), Andy Roberts (Regional Strategic Development Planning Officer), Sian Pugh (Assistant Head of Finance – Cyngor Gwynedd), Ffion Haf Williams (Senior Operations Officer), Elen Wyn Owen (Corporate Support Officer), Gwen Roberts (Democratic Services Officer – Cyngor Gwynedd), and Sera Whitley (Democratic Services Officer – Cyngor Gwynedd).

**Others present:**

### 1. APOLOGIES

Apologies were received from:-

- Councillor Nicola Roberts (Isle of Anglesey County Council) (Chair)
- Dewi Morgan (Chief Finance Officer)

It was noted that Alan James (Denbighshire County Council) is no longer is a Member of the CJC Strategic Planning Sub-committee due to recent Cabinet changes at Denbighshire County Council. It was reported that Paul Mead was in attendance as representative for Denbighshire County Council.

### 2. DECLARATION OF PERSONAL INTEREST

There were no declarations of personal interest.

### 3. URGENT ITEMS

No urgent matters were raised.

### 4. MINUTES

The Chair signed the minutes of the previous meeting held on 1 July 2026 as a true record.

## **5. STRATEGIC DEVELOPMENT PLAN UPDATE REPORT**

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

### **RESOLVED**

**To note the contents of this report.**

### **REASONS FOR THE DECISION**

To provide Members with an update on the position reached with the Strategic Development Plan.

### **DISCUSSION**

It was noted that the Sub-committee was not quorate at the time the discussion began.

The report was presented, providing an update on progress on the Strategic Development Plan (SDP). Members were reminded that a Forward Work Programme had been set out for the year at the previous meeting held on 1 July 2026, and five key topics were noted as part of that Forward Work Programme. One of those key topics was evidence gathering on the Strategic Development Plan (SDP)

It was reported that this report consists of an evidence audit undertaken by ARUP, who have been commissioned to undertake the work on behalf of the CJC. It was explained that all local authorities have an evidence base that supports their Local Development Plan (LDP), and that the first principle of the evidence audit was to look at how usable and how up-to-date that information is. It was explained that the second principle of the evidence audit was to undertake a gap analysis in order to identify recommendations and areas for future work.

Members were informed that the draft report of the evidence audit was received following publication of the agenda for this meeting. It was explained that this draft evidence audit report will be shared with policy managers and senior managers within the local authorities to ensure close collaboration whilst developing the SDP. Furthermore, it will also give local authorities the opportunity to see if there is any potential benefit or overlap of similar work that is being planned as part of their LDP.

It was further explained that the appendix to the report provides an idea of general trends emerging from the early analysis of the evidence, and particular focus was drawn to the strong alignment between employment, housing, and strategic transport infrastructure.

In response to clarification requested regarding a clear definition of 'strategic', it was explained that there is not currently a fixed definition as there will likely be different thresholds across each authority in North Wales. It was stressed that the definition will likely emerge from the evidence audit as it will focus on the range, scale, and scope of allocations that each local authority have made.

It was questioned whether certain, specific topics such as affordable housing, phosphates, retail, rail networks, green infrastructure, flood risks, and parking standards fit within the evidence that has been collected. It was explained that all of these topics are covered under fairly general headings, and are not exclusive to the SDP. It was stressed that the evidence report is likely to identify topics, such as the aforementioned, that require policy direction at a strategic level.

Following the late arrival of one of the Sub-committee's Members, it was confirmed that the meeting was now quorate. A recap of the item was provided by the Regional Strategic Development Planning Officer for the benefit of the late Member, and they confirmed to the Chair that they held a sufficient understanding of the item following the recap.

Concerns were raised surrounding unlawful encampments by the gypsy and traveller community, and particular attention was drawn to how it is a strategic problem rather than a local problem. It was highlighted that this particular issue creates potential division within communities and that the policy needs to catch up with the demand.

It was elaborated that all Local Planning Authorities (LPAs) and Corporate Joint Committees were invited by the Welsh Government's local government Housing and Planning committee, through the WLGA, to make suggestions and recommendations for their Forward Work Plans. A submission was made on behalf of the North Wales CJC of needing more innovative ways of providing affordable housing, and that the way provision is made for gypsies and travellers needs to be fundamentally assessed at a strategic level.

A further issue was raised regarding the amount of time it takes individuals to vacate unlawful encampments, noting that this entire process can take up to four years. It was highlighted that a fast-track system that treats unlawful encampments more seriously and a complete review of the legislative process is required. It was noted that hopefully the SDP process would allow these questions and concerns to be raised at a consistent strategic level, and allow for meaningful policy and guidance development at a strategic level.

## **6. RELATIONSHIP BETWEEN THE STRATEGIC DEVELOPMENT PLAN AND LOCAL DEVELOPMENT PLANS**

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

### **RESOLVED**

**To note the contents of this report.**

### **REASONS FOR THE DECISION**

To assist Members in understanding the relevant positions of the Strategic Development Plan and their Local Development Plans.

### **DISCUSSION**

The report was presented, highlighting Denbighshire County Council's current position with their Local Development Plan (LDP). It was reported that Denbighshire County Council have been developing a review of their LDP and have been affected by the emergence of the new Welsh Government's housing projections issued earlier in the year. It was explained that the trends showing in the Welsh Government projections are significantly higher than the housing requirement currently demonstrated in Denbighshire's LDP review.

Following discussions with Welsh Government, it was explained that Denbighshire County Council now need to hold internal discussions as to whether they progress with their current review or, as Welsh Government have indicated, start their review again. It was

further elaborated that a workshop had been planned in Denbighshire, surrounding the relationship between the SDP and Denbighshire's potential need to restart their LDP. It was noted that a number of questions had been posed to help inform this workshop, and these questions are shown in the appendix of the report.

In response to a question regarding the relationship between the SDP and LDP, it was explained that it is a statutory duty for the CJC to produce the SDP and likewise it is a statutory duty for local authorities to produce a LDP. It was stressed that the intention is for the SDP to be produced alongside the LDPs, and particularly for the early part of the 25-year plan period of the SDP to reflect what is in the adopted and emerging LDPs to minimise any potential conflict.

An update was provided regarding what stage some of the local authorities are with their LDPs, and it was clarified that there is a strong degree of alignment on the SDP from the local authorities in North East Wales. It was highlighted that some of the other local authorities are further along in the process, and furthermore it was stressed that the SDP tries to align how much the local authorities can collaborate with one another but that it does depend on what stage they are at in the process.

It was reported that the goal is for the SDP to set a framework that provides guidance for the Development of LDPs in the long-term, and supports the strategic ambition through continued economic growth. It was highlighted that once an SDP has been adopted, it will give local authorities the opportunity to take context from the SDP and produce an LDP that deals with specific local issues.

A question was asked regarding whether or not developers would be able to use the SDP policy to argue that certain developments are appropriate in the local area should the SDP be adopted on a local authority level. It was confirmed that if a strategic site is specifically identified with a red line boundary within the SDP, has gone through the examination process, and has been adopted with the SDP, then a developer could use the SDP policy to argue that a development is appropriate. However, it was noted that if the approach taken is not to identify specific sites, it would make the identification of sites more vague and generic for developers.

It was further confirmed that the housing provision figure of 46,000 dwellings allocated across North Wales, as identified in the review, is a collation of what is in the seven current and emerging LDPs in North Wales. It was noted that this figure is below what is nationally anticipated in terms of housing provision.

It was questioned how the different levels of developments across the local authorities, and the various stages they were at, would be assessed. It was confirmed that the evidence audit is looking to collate each local authority's assets, and following this, the differences in timescales would be assessed and then the consultants would produce a series of recommendations for further work. It was noted that definitive guidance regarding from Welsh Government would be helpful.

A concern was noted regarding ARUP doing such a large proportion of the work on behalf of the CJC. It was clarified that local authorities will be required to scrutinise and advise accordingly, ensure value for money, and ensure that ARUP are undertaking meaningful work on behalf of North Wales. It was elaborated that ARUP have the resources to undertake the work quickly and can cover a whole spectrum of information whilst they are gathering evidence, and it was also noted that ARUP produced the Regional Transport Plan for the CJC and there is therefore a lot of crossover with existing policies.

The meeting commenced at 14:10 and concluded at 15:00.

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Chair

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**STRATEGIC PLANNING SUB-COMMITTEE**

**9th NOVEMBER 2026**

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**TITLE:** Strategic Development Plan Position Update

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

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**1. PURPOSE OF THE REPORT**

- 1.1. To provide Members with an update on the position reached with the Strategic Development Plan (SDP).

**2. DECISION SOUGHT**

- 2.1. That Members note the content of this report.

**3. REASON FOR THE DECISION**

- 3.1. To bring Members up to speed with the progress with the SDP.

**4. BACKGROUND AND RELEVANT CONSIDERATIONS**

- 4.1. Members will recall from the update report to the last meeting of this Sub-Committee that reference was made to emerging work relating to an audit of available existing evidence that could prove useful to the preparation of the SDP, as well as to identify gaps and further work that is required to provide the most up to date evidence to support development of the plan.
- 4.2. The Corporate Joint Committee have engaged consultants Ove Arup following a tender process, to carry out this work on behalf of the Committee, and they have now provided a draft Evidence Audit Report for consideration and comment. The draft report has also been shared with the Policy teams of each Local Planning Authority in North Wales for their views, as in essence it presents the outcome of a review of the adequacy, consistency and coverage of current evidence they hold for Local Development Plan work. A further benefit to sharing the report is to allow Local Planning Authorities to understand the recommendations for further work and to allow them to potentially align with this work and the stage reached in reviewing respective Local Development Plans, in order to draw potential benefits from the work and/or developing the brief collaboratively with the Corporate Joint Committee.
- 4.3. The evidence gathering stage is critical to the subsequent stages of plan preparation and the robustness of the outcome in terms of strategic policies or proposals in the plan, are directly related to the comprehensiveness and robustness of the evidence base. This is a key test of soundness in terms of the preparation and Examination of the SDP.
- 4.4. Whilst the evidence audit is not yet in the public domain, this report aims to present Members with a meaningful summary of its main findings and recommendations for further work. Once comments have been fed back and the report finalised, and Pending endorsement by the

Corporate Joint Committee, it will then form part of the formal evidence base for the SDP and be made publicly available.

- 4.5 In Summary the audit concludes that North Wales has a substantial and generally robust evidence base from local authorities, regional bodies and national organisations. There is sufficient evidence to commence preparation of the SDP; however, much of the evidence was developed for local planning purposes and is not yet aligned to support a single regional strategy. The principal challenge is therefore the integration, updating and standardisation of evidence rather than the absence of it. A programme of additional regional studies will be required to establish a consistent evidence base capable of supporting strategic decisions on growth, infrastructure, housing, the economy, environmental protection and the Welsh language.

### **Key Findings**

- 4.6 The audit identified existing areas of strength in the evidence base as follows:

- Transport and connectivity.
- Energy generation and distribution.
- Minerals and waste planning.
- Climate change and decarbonisation.
- Flood risk and water management.
- Biodiversity and environmental issues.
- Tourism and visitor economy.
- Welsh language considerations.
- Economic development and employment.

- 4.7 In particular, regional work already undertaken through the Regional Transport Plan, Regional Energy Strategy and existing minerals and waste arrangements, provides a strong foundation for SDP preparation.

- 4.8 While evidence exists across most policy areas, the audit found several issues with the evidence:

- Variations in the age of evidence across authorities.
- Different methodologies used for forecasting and assessment.
- Inconsistent approaches to settlement hierarchies and growth planning.
- Variable levels of infrastructure evidence.
- Differences in Welsh language assessment approaches.
- Limited evidence prepared specifically at a North Wales regional scale.

### **Key Evidence Gaps**

- 4.9 The most significant gap identified is the absence of a comprehensive regional spatial evidence framework capable of informing:

- Growth distribution across North Wales.
- Strategic development locations.
- Settlement hierarchy.
- Cross-boundary planning decisions.
- Strategic policy formulation.

- 4.10 In addition, further evidence is required to:

- Test alternative growth scenarios.
- Assess infrastructure implications.
- Compare social, economic and environmental outcomes.
- Develop and justify a preferred regional growth strategy.

4.11 Finally, there is a need for evidence to ensure compliance with Future Wales policy requirements, particularly around:

- Potential Green Belt designation in the Wrexham and Deeside area.
- Strategic Green Infrastructure planning.
- Nature recovery and ecological connectivity.

### **Recommended Programme of Work**

4.12 The report recommends a programme of further regional studies to provide the necessary evidence to support the SDP. These studies are presented in the following table and have been phased to recognise the order in which they need to be prioritised and prepared, to fit in with the Delivery Agreement programme and timetable. That said, the recommended work is likely to take at least 18 months to complete which contrasts with the Delivery Agreement timing for the preparation of the Preferred Strategy, which is just over a year away.

|                                                       |
|-------------------------------------------------------|
| <b>Phase 1: Strategic Foundations</b>                 |
| • Strategic Spatial Evidence Framework.               |
| • Settlement Hierarchy Study.                         |
| • Welsh Language Assessment.                          |
| • Green Infrastructure and Nature Recovery Framework. |
| • Water, Flood and Coastal Resilience Study.          |
| <b>Phase 2: Growth and Deliverability</b>             |
| • Strategic Housing Market Assessment.                |
| • Economic and Employment Needs Assessment.           |
| • Infrastructure Capacity Assessment.                 |
| • Regional Gypsy and Traveller Assessment.            |
| • Viability Assessment.                               |
| • Tourism and Retail Studies.                         |
| <b>Phase 3: Strategy Development</b>                  |
| • Candidate Sites Assessment Programme.               |
| • Strategic Site Assessment.                          |
| • Spatial Options Assessment.                         |
| • Preferred Growth Strategy Development.              |

4.13 Further work is therefore ongoing to challenge the need for, and content of these recommended studies which will result in a refined and hopefully more focused programme. The benefits of this are to ensure work is done that is absolutely necessary in order to both keep to timetable, and to align with the budget allowances made for consultancy work in the three-year medium term financial plan which has been prepared for consideration and approval by the Corporate Joint Committee.

4.14 The ability to define this work and to complete it in a timely manner therefore present a key risk at this stage of plan preparation. Added to this is the need to ensure that if the further work is to be commissioned with consultants (highly likely to be the case) then this needs to be procured in the most efficient way to avoid administrative delays that place a burden on plan preparation.

## **Conclusion**

- 4.15 The audit concludes that North Wales is well positioned to commence SDP preparation. Existing evidence provides a strong starting point, but additional work is required to create a coherent regional evidence base that can support strategic choices on growth, infrastructure, environmental protection and sustainable development. Early commissioning of priority studies will be critical to maintaining progress against the SDP timetable. North Wales does not face an evidence deficit; it faces a regional integration challenge. The immediate priority is to develop a consistent, up-to-date and regionally aligned evidence base capable of underpinning the Strategic Development Plan.

## **5. FINANCIAL IMPLICATIONS**

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

## **6. LEGAL IMPLICATIONS**

- 6.1. 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.

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## **APPENDICES:**

**Appendix 1:** None

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## **STATUTORY OFFICERS RESPONSE:**

### **i. Monitoring Officer:**

"The CJC has a statutory duty to prepare a Strategic Development Plan and the statutory framework has been considered by this Committee. The recommendations are for noting only and do not approve any substantive policy position, preferred strategy, site allocation or consultation document.

As the SDP progresses, future reports will need to further identify the relevant statutory stage, consultation requirements, assessment duties, etc. Informal Member workshops may assist the development of the SDP, provided they are used for engagement and discussion only, with any material outputs fed into the formal reporting and decision-making process."

### **ii. Statutory Finance Officer:**

"I have no objection to the decision sought and the estimated costs of delivering the Strategic Development Plan is under continuous consideration. It will be included in our work as part of the regular budget reviews, annual budget process as well as in the medium-term financial plan."

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**STRATEGIC PLANNING SUB-COMMITTEECOMMITTEE**

**9th NOVEMBER 2026**

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**TITLE:** Review of the National Development Framework

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

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**1. PURPOSE OF THE REPORT**

- 1.1. To provide Members with an insight into the review of a fundamental planning document, Future Wales – the National Plan 2040, its implications for regional working and planning, and the opportunities to become involved in the review process.

**2. DECISION SOUGHT**

- 2.1. That Members endorse the content of this report.

**3. REASON FOR THE DECISION**

- 3.1. To seek Members endorsement for the emerging response and to add to this from their perspectives.

**4. BACKGROUND AND RELEVANT CONSIDERATIONS**

- 4.1. The Welsh Government Review of the National Development Framework represents the first major revision of Future Wales – The National Plan 2040 since its adoption in 2021. The review will develop a new national spatial framework to guide planning, infrastructure, housing, economic development and environmental priorities across Wales to 2050.

- 4.2. This report summarises the review process, opportunities for engagement, key issues under consideration, the timetable, and implications for regional and local stakeholders.

**What is being reviewed?**

- 4.3. The National Development Framework (NDF) sits at the top of Wales' statutory planning system and provides the strategic context for:

- Strategic Development Plans (SDPs)
- Local Development Plans (LDPs)
- Significant Infrastructure Projects
- National and regional investment decisions
- Development management decisions

- 4.4. The current framework, Future Wales – The National Plan 2040, was adopted in 2021. The revised framework will extend the planning horizon to 2050 and establish a new vision for how places, communities, infrastructure and natural resources should be planned across Wales.

[National Development Framework \[HTML\] | GOV.WALES](#)

4.5 The Welsh Government has launched a consultation on three elements:

**1. Draft Statement of Public Participation (SoPP)**

This document sets out:

- How stakeholders and communities will be engaged
- The stages of consultation
- Procedural requirements
- Proposed programme and timetable for preparation of the revised NDF

**2. Draft National Conversation Engagement Plan (NCEP)**

This document outlines:

- How a national conversation on Wales' future will be undertaken
- Key themes and questions for discussion
- Methods for engaging communities and organisations

**3. Call for Evidence**

Stakeholders are invited to submit:

- Strategic evidence
- Data and research
- Development opportunities
- Infrastructure priorities
- Policy proposals
- Local and regional challenges

4.6 This is a significant opportunity to influence the framework before drafting begins. The review is at an early stage and stakeholder input can help shape both the scope and content of the future framework. Whilst this initial consultation ends on 20 November 2026, there will be further opportunities to submit evidence to support regional and local issues affecting North Wales, and the Corporate Joint Committee has representation on the National Public Sector Stakeholder Group whose role is to track progress of the review.

4.7 It will be useful for Members to consider in advance of the meeting any matter which they feel is of regional significance that Welsh Government should consider for inclusion or reference in the review of the National Plan. The CJC will be preparing a formal consultation response via the Regional Strategic Development Planning Officer, and this will be shared digitally with Members for comment given the deadline of 20 November does not coincide with a further Sub-Committee meeting. Members feedback at the meeting on the 9<sup>th</sup> and in response to the sharing of the draft response would be appreciated to help shape the response that is sent back to Welsh Government.

4.8 The Welsh Government is seeking views on the following areas:

- The future of Wales to 2050
- What makes successful places and communities
- The Welsh Language and cultural identity
- Regional economic priorities – economic growth and prosperity
- Homes and housing need - housing requirements
- Economic Growth and prosperity - strategic employment sites

- Transport and digital connectivity needs
- Renewable energy opportunities
- Climate resilience challenges
- Infrastructure investment requirements

4.9 The above list also represents the type of strategic issues that the SDP will be considering and there is a concern that as the national plan emerges alongside the SDP, and on a similar timeframe, that a duplication or overlap of roles may emerge, unless Welsh Government is very clear at the outset to define the respective differences and policy coverage between the National plan, SDPs and LDPs. This is an essential first step in order to clarify what each plan does and how they complement each other rather than overlap.

#### **Regional issues for the National Plan to consider**

4.10 Thinking about regional issues that could be referenced in response to this consultation, an initial list might include:

- What is the national and sub-regional vision for Wales by 2050?
- How can long term economic growth and well-being be provided and sustained to 2050 given that the current UK and Welsh Government funded programmes end in 2036 and Regional Growth Plans are only intended to be 10-year plans;
- The need for other Welsh Government departments to create meaningful national strategies that provide meaningful guidance and focus on delivery of issues such as National Energy Infrastructure (e.g. nuclear), Digital Infrastructure, enablement of improvements to Power generation and supply, that can be incorporated into the National Plan and SDP;
- A focus on funding and delivery of major transport infrastructure at a larger scale than is currently funded or deliverable via the Regional Transport Plan and Grant funded projects (e.g. major bridge crossings, bypasses, urban relief roads, new rail stations)
- A robust and consistent way to assess impacts and benefits of growth and development on the Welsh Language and culture, including recognition of regional identity;
- A greater focus on delivering higher rates of affordable housing that both provides a local context to retain young talent in the areas they grew up in, access quality jobs nearby, as well as meeting a broader range of need than is currently catered for;
- How to provide a focus on the rural areas of Wales that provides positive policy interventions via a Rural Development Strategy and that seriously addresses the issues of rural housing, employment and rural enterprise, population retention, accessibility, climate adaptation, flood resilience, maintaining sustainable communities, and investing in nature;
- The urgent need to take a more balanced and pragmatic approach to nature impact and recovery in relation to growth and investment, in order to allow Wales to fully benefit from significant investment opportunities which are currently threatened by a disproportionate focus on nature 'impacts' even where these are difficult to measure or quantify;
- A focus on the development of a national and regional infrastructure investment plan, co-ordinated in collaboration with the key infrastructure providers, focusing existing and future investment priorities around future opportunities for growth, investment, and sustainable community development.

4.11 This is by no means an exhaustive list which will continue to be worked on in the run up to the consultation deadline. Members are invited to provide their views and feedback on the above, as well as raising further issues that they feel are of equal relevance to the consultation response being prepared by the Corporate Joint Committee.

### Timetable for the Review

- 4.12 The Welsh Government have produced a broad indicative timetable for the review process as follows:

| Milestone                                             | Timing           |
|-------------------------------------------------------|------------------|
| Consultation and Call for Evidence Opens              | August 2026      |
| Consultation Closes                                   | 20 November 2026 |
| National Conversation and Evidence Gathering          | 2026-2027        |
| Development of Draft Revised NDF                      | 2027-2029        |
| Formal Consultation and Examination                   | 2028-2029        |
| Publication of Revised National Development Framework | Winter 2029/30   |

- 4.13 The review of Future Wales – The National Plan 2040 is not simply a policy update. It is a once-in-a-decade opportunity to shape Wales' long-term spatial strategy, investment priorities and development framework to 2050. Early engagement by regional and local stakeholders will be essential to ensure that future national planning policy reflects the needs and ambitions of North Wales and its communities.

## 5. FINANCIAL IMPLICATIONS

- 5.1. There are no direct financial implications involved in responding to this Welsh Government consultation.

## 6. LEGAL IMPLICATIONS

- 6.1. There is no statutory requirement to respond to this consultation but it is a clear opportunity for the Corporate Joint Committee to potentially influence the review of the National Development Framework, particularly in relation to issues that are import to the North Wales Region, as well as clarifying how the National Development Framework will algin with, rather than overlap the Strategic Development Plan and vice versa.

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### APPENDICES:

Appendix 1: None

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### STATUTORY OFFICERS RESPONSE:

i. Monitoring Officer:

“I have no substantive legal or governance concerns.”

ii. Statutory Finance Officer:

“The decision sought does not create a financial commitment and I have no further comments from the perspective of financial propriety.”