
REPORT TO THE STRATEGIC PLANNING SUB-COMMITTEE

4th September, 2025

TITLE: The Strategic Development Plan Delivery Agreement

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1. PURPOSE OF THE REPORT

- 1.1. This report provides an update for the Strategic Planning Sub-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, and to recommend to the Corporate Joint Committee that it is ready for approval and submission to Welsh Government, subject to the resolution of the funding of the SDP.

3. REASON FOR THE DECISION

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

4. BACKGROUND AND RELEVANT CONSIDERATIONS

- 4.1. Members of the Strategic Planning Sub-Committee were briefed on the SDP draft Delivery Agreement at an informal Member's briefing session held on Friday, 27th June, 2025. Members were briefed on the content of the draft Delivery Agreement for the purposes of subsequently publishing it for consultation, in line with the requirements of the SDP regulations. The members were also advised on the funding position with the SDP and sought further information on the options available to fully fund the SDP. The feedback from this briefing session has been captured and brought to this meeting for formal consideration. The position on funding and options is the subject of a separate paper 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 will run until Friday, 29th August, 2025. This allows 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 defines as either 'Specific Consultees' or 'General Consultees'. In terms of Specific Consultees, the regulations are prescriptive in terms of who these should comprise and the CJC has compiled a contact list that includes all those referenced in the Regulations, and additional bodies whom the CJC feel 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 engage 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 is also the opportunity for any member of the public to comment on the Delivery Agreement, and this is 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 PROGRESS

- 5.1. At the time of writing this report, the consultation is in its final (sixth) week. Given the procedural nature of the Delivery Agreement document, it is not anticipated that there will be a significant response, and this has 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 to date, as there are only three specific comments that related directly to the Delivery Agreement per se, and these are shown in **Appendix 1** along with the responses to those comments. These comments did not seek to amend the DA but wanted clarification on some key points.
- 5.3. There has been a significant level of acknowledgement of the contact that the CJC has made with 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.

6. NEXT STEPS

- 6.1. As this report has had to be prepared in advance of the end of the consultation period, due to the August recess and longer lead-in times for the resumption of CJC committees in September, any further comments that are received, **together with any recommendations for changes**, will be presented to the meeting on the 4th September. Whilst it is not anticipated that there will be anything fundamental that will arise, it does tend to be the practice that comments are received at the very end of consultation periods, even though six weeks has been allowed for comments.
- 6.2. Subject to the reporting of any further comments, the sub-committee is asked to confirm that the Delivery Agreement is ready for submission to Welsh Government and to recommend this on to the CJC at its next meeting. The ability to formally submit the DA to Welsh Government for approval is also subject to the CJC determining how the SDP will be fully funded (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

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.”