
REPORT TO THE CORPORATE JOINT COMMITTEE

19th 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 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
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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."