



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

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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	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). I'll read the Delivery Agreement in more detail and let you know. 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.	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. 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. 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	None

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			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.	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. 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.	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

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		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 WBFGA 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

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			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

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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)	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". 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	Noted	None

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		timetable for preparing the Strategic Development Plan ambitious but achievable on the basis of a well-resourced team. 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.	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.	None
		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?	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	None

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		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.	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. Noted although the SDP should be viewed as a collaborative process between the CJC and Local Authorities.	None
10	Flintshire County Council (Preliminary officer comments subject to Council endorsement)	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. However there are a number of more detailed points which are raised as set out below:	Noted	None

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		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. 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. 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. 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.	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. 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. 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. 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.	Add a contextual paragraph to the Executive Summary. Amend contacts list when update received from FCC. In appendix 1 page 6 of the Draft Delivery Agreement remove reference to Strategic Green Gaps and add Green Belts. Appendix 1 page 7 amend the entry to 'Phosphate and other nutrients Assessment'. Make the same
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				addition to the description section.
11	Avison Young on behalf of Nuclear Decommissioning Authority and Nuclear Restoration Services	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. 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.	Noted	None

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		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	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. No comments with regards to the waste capacity assessment.	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	Thank you for the opportunity to comment on the delivery agreement our comments have been set out below. 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	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

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		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. 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. 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: 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. 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. 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	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. Noted. Noted.	None None
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		available at the meeting, and you must inform those present orally in Welsh:- (a) that they are welcome to use the Welsh language, and (b) that a translation service is available at that time. In addition to the above: Standard 40 - Any documents for public use that you produce must be produced in Welsh 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. 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. 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	Noted 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. 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	None None None
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		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	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. 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.	Noted. Accepted.	None Correct the organisation name in the contacts list

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		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: 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. 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). 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. In terms of the content of the Plan:	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.	None
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	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.	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.	None
	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.	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.	None
	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	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.	None

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		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/ Diolch again for the opportunity to engage and we look forward to continuing to work with you.		
16	Welsh Language Commissioner	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. 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	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	None

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		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	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 CJs 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.	
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		SDP and we encourage you to consider them when doing so. 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. 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		
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		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. 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		
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		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. 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. 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		
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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	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. 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. 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	Noted 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. 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.	None None None

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		matters that we are extremely concerned about and ask the following questions? • If community involvement is key to this process, how will our smaller communities be represented and our voice heard? ○ 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.	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.	None
		• Will account be taken of historical housing development when considering potential sites for growth? ○ 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,	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	None

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		and this has impacted negatively on community cohesion, amenities, infrastructure and services problems. - 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. - 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,	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. 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.	None
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		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. 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. Finally, we hope that you give regard to our comments and look forward to working with you in the future.	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. Noted	None None
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