

## MID WALES CORPORATE JOINT COMMITTEE

19<sup>th</sup> January 2023

### Report from the Chair of the Strategic Development Planning Sub Committee

**Report Title: Progress update from the Strategic Development Planning (SDP) Sub Committee of the Corporate Joint Committee (CJC)**

<b>Purpose of Report</b>	The purpose of this report is to provide a brief overview to the CJC of the progress from the SDP Sub Committee and to seek approval for recommendation outlined in the report
<b>Decision Sought:</b>  <b>It is recommended that Members:</b> <ul style="list-style-type: none"><li>• Consider the progress update and identify any key issues/concerns</li><li>• Consider the recommendation of commencement of delivery of the SDP as outlined in the report</li></ul>	
<b>Report Author</b>	Cllr Jake Berriman
<b>Finance Officer</b>	Duncan Hall (Section 151 Officer)
<b>Legal Officer</b>	Clive Pinney (Monitoring Officer)

### Background

- The Mid Wales Corporate Joint Committee (CJC) has the function of preparing a Strategic Development Plan (SDP) (and accordingly Part 6 of the Planning and Compulsory Purchase Act 2004 applies to the Mid Wales CJC)
- The production of an SDP is a statutory duty and will require substantive resource to be committed over a period to be defined in accordance with clearly defined deliverables itemised in a 'Delivery Agreement' agreed by the CJC and Welsh Government.
- The Brecon Beacons National Park Authority (BBNPA) is a member of the CJC and is entitled to vote in relation to SDP purposes only.
- The CJC will appoint the Strategic Development Planning Sub-Committee to make the necessary recommendations to the CJC in relation to the preparation, adoption and implementation of a Mid Wales SDP.
- The SDP will be the first ever regional scale Development Plan for the Mid Wales area, under which Local Development Plans (LDPs) and/or 'LDP lites' will still need to be

produced at Local Planning Authority level. Planning decisions in future will be made having regard to the SDP, as well as adopted LDPs/LDP lites and Future Wales, the National Plan 2040.

- The SDP will focus on those issues, topics or places that are considered key to delivering wider than local issues and responding to the key drivers of change for the region. It will cover strategic planning and place-making issues such as major centers for economic growth, major housing allocations (including new settlements if appropriate) and areas for protection.

## **Progress Update**

The SDP Sub Committee has met twice on the following dates:

- 14<sup>th</sup> October 2022
- 2<sup>nd</sup> December 2022
- At the meeting on the 14<sup>th</sup> October a Chair and Vice Chair were appointed for the SDP Sub-Committee for 2022/23. It was resolved that County Councillor Jake Berriman be appointed as Chair and County Councillor Clive Davies be appointed as Vice Chair. In addition, Terms of Reference for the SDP Sub Committee have been agreed. [MID WALES CORPORATE JOINT COMMITTEE - ToR.pdf \(moderngov.co.uk\)](#)

The Chair reported to the Sub Committee meeting on the 14th October 2022 that he had written to the Minister of Climate Change, Julie James MS in his capacity as Portfolio Holder for Planning at PCC and as an appointed member representative for the Mid Wales CJC SDP Sub Committee. The purpose being to seek clarification if PCC were required to produce a Replacement LDP by the end date of the adopted Powys LDP in addition to a regional SDP.

- At the meeting on the 2<sup>nd</sup> December the Chair reported that a response had been received from the Minister dated 1<sup>st</sup> December 2022. Whilst disappointed, the Sub-Committee noted the Minister's refusal to remove the end date for the PCC adopted LDP and made it clear that the Council must continue preparation of a Replacement LDP. The Sub-Committee noted that this narrowed the options available for preparing the SDP.

In terms of an update from the SDP Sub-Committee to the CJC, the following matters were being considered by the Sub-Committee:

Six possible Options were considered by the Sub-Committee at the meeting on 2<sup>nd</sup> December 2022 for the preparation and delivery of the SDP. The options were as follows:

- Option 1 – Complete RLDPs before commencing the SDP
- Option 2 – Commence SDP alongside RLDPs
- Option 3 – Ceredigion & BBNPA commence SDP, Powys to join when Powys RLDP adopted
- Option 4 – Abandon RLDP preparation and commence SDP
- Option 5 – Commission SDP preparation
- Option 6 – Defer Commencement until phosphate mitigation is resolved

Discussion focussed principally on Option 2 as set out below (section quoted from the options report):

“Option 2: Commence SDP alongside RLDPs.

*10.3 A dedicated SDP team is created and, subject to timescales of creating and filling such a team, SDP work could begin independent of individual LPA decisions on Replacement LDPs. It is a 5–6-year process and is likely that an adopted SDP could be in place by 2028 / 2029 following which the relevant LPAs would need to begin work on - LDP Lites, potentially having an SDP and LDP Lites by 2031 / 2032.*

*10.4 A dedicated SDP budget would need to be established across the three LPAs alongside the individual burden of an LDP budget depending on the decision making regarding the Replacement LDP's of each LPA. This would also require integrated and co-ordinated plan making to ensure alignment between Replacement LDPs and the emerging SDP.*

*10.5 A risk of this potential option is the difficulty in staffing planning posts across the region. Brecon Beacons, Powys and Ceredigion struggle to recruit planners with planning services having one of the lowest number of applicants to job advert ratios of all council services. So dependent on the grades, we could lose existing staff and struggle to back fill or struggle to fill outright.”*

#### **Recommendation:**

**Therefore, the recommendation to the CJC from the SDP Sub-Committee is that the development of the SDP is as outlined in Option 2 above.**

The Sub-Committee has agreed that the Chair of the Sub-Committee should send a request for additional funding to the Minister to support progressing the above option due to the resource constraints of the existing teams and as the Brecon Beacons National Park Authority was involved in three SDPs.

A further action agreed by the Sub-Committee was to prepare an outline ‘skeleton’ framework of a delivery agreement for consideration at the next meeting of the SDP Sub-Committee.

In considering the above, the Sub-Committee recognised the duty on the CJC to prepare an SDP must be balanced against the duty on local planning authorities to develop up to date Replacement LDPs and the resources required to do so.