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CYNGOR SIR
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ISLE OF ANGLESEY
COUNTY COUNCIL

Mr Dylan Williams
Prif Weithredwr – Chief Executive

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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR POLISI CYNLLUNIO	PLANNING POLICY COMMITTEE
DYDD MERCHER, 14 MAI, 2025 am 2.00 o'r gloch yp	WEDNESDAY, 14 MAY 2025 at 2.00 pm
YSTAFLL BWYLLGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI AC YN RHITHIOL DRWY ZOOM	COMMITTEE ROOM, COUNCIL OFFICES, LLANGFNI AND VIRTUALLY THROUGH ZOOM
Swyddog Pwyllgor	Mrs Mairwen Hughes 01248 752518 Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:-

Y Grwp Annibynnol / The Independent Group

Ieuan Williams (Cadeirydd/Chair)

Plaid Lafur Cymru / Wales Labour Party

Pip O'Neill

Plaid Cymru / The Party of Wales

John Ifan Jones, Jackie Lewis, Llio Angharad Owen, Nicola Roberts, Ken Taylor and Robin Williams

Annibynnwyr Môn/Anglesey Independents

Jeff Evans, Kenneth P Hughes, Robert LI Jones

Please note that meetings of the Committee are streamed for live and subsequent broadcast on the Council's website. The Authority is a Data Controller under the Data Protection Act and data collected during the live stream will be retained in accordance with the Authority's published policy.

A G E N D A

1 ELECTION OF VICE-CHAIRPERSON

To elect a Vice-Chairperson for the Planning Policy Committee.

2 APOLOGIES

3 DECLARATION OF INTEREST

To receive any declaration of interest by any Member or Officer in respect of any item of business.

4 MINUTES (Pages 1 - 4)

To submit, for confirmation, the minutes of the previous meeting held on 24 October, 2024.

5 KEY ISSUES, VISION AND OBJECTIVES PAPER (Pages 5 - 24)

To submit a report by the Head of Regulation and Economic Development.

6 UPDATE ON THE CALL FOR SITES PROCESS - FOR INFORMATION ONLY (Pages 25 - 26)

To submit, for information, the report of the Head of Regulation and Economic Development.

PLANNING POLICY COMMITTEE

Minutes of the hybrid meeting held on 24 October 2024

- PRESENT:** Councillor Ieuan Williams (Chair)
- Councillors R LI Jones, Pip O'Neill, Llio Angharad Owen, Nicola Roberts and Ken Taylor
- IN ATTENDANCE:** Chief Planning Officer (DFJ),
Planning Policy Manager (JIW),
Planning Policy Team Leader (LW),
Planning Solicitor (LM),
Committee Officer (MEH).
- APOLOGIES:** Councillors Trefor Lloyd Hughes MBE, Jackie Lewis, Robin Williams and Liz Wood
- ALSO PRESENT:** None
-

1 ELECTION OF CHAIRPERSON

Councillor Ieuan Williams was elected Chair of the Planning Policy Committee.

2 APOLOGIES

As noted above.

3 DECLARATION OF INTEREST

None received.

4 MINUTES

The minutes of the previous meeting held on 18 July, 2024 were confirmed as correct.

5 ANNUAL MONITORING REPORT FOR AGREEMENT AND UPDATE ON THE PROGRESS OF THE DELIVERY AGREEMENT

Submitted – a report by the Head of Regulation and Economic Development for the Committee's consideration.

The Planning Policy Manager reported that the report includes the submission of the Annual Monitoring Report for agreement prior to its submission to Welsh Government and to update members on matters relating to the Delivery Agreement and Community Involvement Scheme. He said that the Local Development Plan is required to be monitored annually and a report summarising each monitoring period must be submitted to Welsh Government by 31st October each year. The Annual Monitoring Report is the first report by this Authority following the working relationship coming to an end with Gwynedd Council. The reports reflect as to how effective the policies are within the Local

Development Plan, and it is also an important evidence base for the review of the Plan. He further said that the Annual Monitoring Report lists 9 key finds are identified as was referred to within the report. He referred mainly to :-

- Permission granted for 178 new residential units during 2023/2024;
- 53 affordable housing units completed in 2023/2024 which is 30% of the total completions for this year;
- It is noted that 4747 units have been completed in the Plan area between the base date (2011) and 2022/23, whilst the trajectory notes a figure of 5663 units.
- 59% of the housing units permitted during the Annual Monitoring Report period are within Urban Service Centres. 11.2% of units have been permitted within Local Service Centres with a further 29.8% permitted in Villages, Clusters and Open Countryside.
- 1 affordable housing exception site (8 units) was permitted during the Annual Monitoring Report period, 2 rural enterprise dwellings permitted and 1 affordable dwelling in open countryside permitted.
- 5 out of 8 appeals to PEDW were dismissed during this Annual Monitoring Report time period with the other 3 being allowed. This is a 63% appeal dismissal rate.

The Portfolio Member for Planning, Public Protection and Climate Change said that the Joint Local Development Plan has shown to be an effective Plan. She said that with the development of the Authority's Local Development Plan it is hoped to expand the work that has already been achieved and that the Plan will be of benefit to the residents of Anglesey.

Councillor Robert LI Jones said that he appreciated the extensive work that has been undertaken to prepare the report, but he considered that the Members have not had adequate time to read the documentation and to present any comments. He suggested that an informal meeting needed to be convened to allow Members to scrutinise the documentation. The Chair responded that an informal meeting was held last week when Members of this Committee were presented with the report. He noted that report must be submitted to Welsh Government by 31st October.

The Chair further referred to the headings within the report regarding Safe Communities and Health Wellbeing together with Welsh Vibrant Communities. He considered that it gave an insight into the future of local communities and how the population is changing within these communities, together with Welsh first language people moving away to go into universities or working away or moving to other areas within the Island. The new Local Development Plan should factor these issues in future. He further referred to the heading within the report as regards to Open spaces and adequate play areas for children within exception sites. The Chair noted that he considered the new Local Development Plan should include that a developer should afford adequate financial compensation towards play areas as a maintenance fund to alleviate the burden on Town/Community Council to maintain these play areas to the required standards.

Thereafter, the Planning Policy Manager gave an update on the progress of the Delivery Agreement and Community Involvement Scheme. He noted that the Delivery Agreement has been approved by the full Council meeting held on 26 September, 2024 for its submission to Welsh Government for approval. Welsh Government agreement has been received and the timetable set out in the Delivery Agreement can be implemented in accordance with the dates provided. It is required that a copy of the Delivery Agreement and the Welsh Government's covering letter is published on the Council's website. This will be done once a Welsh language version of the agreement letter has been provided. He further said that the timetable lists the next step in the process as being the issuing of a 'call for sites' and this is scheduled to begin at the beginning of December. The 'call for

sites' will extend over a period of 8 weeks. The Chair noted that a press release would be advantageous to announce the issuing of 'call for sites'.

Councillor Robert LI Jones abstained from voting.

It was RESOLVED:-

- **To approve the draft Annual Monitoring Report 2023/2024 and its conclusions for submission to the Welsh Government by 31 October, 2024.**
- **To note the matters relating to the Delivery Agreement and Community Involvement Scheme.**

**COUNCILLOR IEUAN WILLIAMS
CHAIR**

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Isle of Anglesey County Council	
Report to:	Planning Policy Committee
Date:	14 th May 2025
Subject:	Ynys Môn LDP – Key Issues, Vision and Objectives Paper
Portfolio Holder(s):	Cllr. Nicola Roberts (Planning, Public Protection and Climate Change)
Head of Service / Director:	Christian Branch Head of Regulation & Economic Development Service
Report Author:	John I. Williams (Planning Policy Manager)
Tel:	
E-mail:	JohnWilliams2@ynysmon.llyw.cymru
Local Members:	Applicable to all Elected Members

1.0 Purpose of the report

1.1 The purpose of this report is to:

- Set out the key issues, challenges and opportunities faced by Anglesey over the Plan period;
- Set out a vision for the Island over the period of the new Local Development Plan (LDP); and
- Set objectives for the new LDP that will help realise the vision.

2.0 Decision required

2.1 Endorsement by the Committee of the Key Issues, Vision and Objectives Paper as the basis for preparing the draft Preferred Strategy for the new Anglesey LDP.

3.0 Reason for the decision

3.1 The paper plays a key part in developing the preferred strategy for the new Anglesey LDP.

4.0 Background and relevant considerations

4.1 The paper (**Appendix 1**) was shared with Members of the Planning Policy Committee who have had the opportunity to review it. To date, no responses to the paper's content have been received.

4.2 The paper identifies 17 key issues and challenges faced by the Island, covering a wide spectrum of interests and clear and realistic objectives have been formulated to address the issues concerned and these objectives contribute to setting the vision for the LDP. The vision reads as follows:

By 2039, Anglesey will be an Island of vibrant, lively, bilingual and engaged communities where people choose to live, work and visit, committed to the resilience of its economy, culture, heritage, environment and natural resources and to health and wellbeing.

4.3 The issues can be divided into environmental, economic and social categories as illustrated in the following table:

Component	Theme	Objectives
Environmental	Climate Change	Climate change and net zero
		Low carbon and renewable energy
Social	Welsh Language and Culture	The Welsh language
Social	Homes and Infrastructure	Provision of new homes
		Infrastructure
		Sustainable transport and active travel
Economic	Sustainable and Vibrant Economy	Planning for a thriving economy
		Supporting a strong rural and farming economy
		Regenerating town centres
		Visitor economy
Social	Placemaking and Wellbeing	Promoting healthy and sustainable communities
		Community facilities and assets
		Local placemaking
		Providing for wellbeing
Environmental	Biodiversity and the management of resources	Protecting and enhancing biodiversity and the natural environment
		The historic environment
		Mineral resources
		Resource recovery and managing waste

4.4 In order to realise the Vision for the Plan, the objectives proposed are formulated are recorded under broad topic headings that align with the strategic objectives laid out in the Council's Plan (2023-28), with these topics emerging from the key issues and challenges previously identified.

4.5 The Vision and Objectives will now be incorporated into the body of the Plan's draft Preferred Strategy which will mark the next instance of public consultation in the plan-making process.

5.0 Recommendation

5.1 It is recommended that this Committee considers and endorses the Key Issues, Vision and Objectives Paper as the basis for preparing the draft Preferred Strategy for the new Anglesey LDP.



Ynys Môn Local Development Plan

Key Issues, Vision and Objectives Paper

Draft v1.2

Mae'r ddogfen hon hefyd ar gael yn y Gymraeg
This document is also available in Welsh.

Document history

Version	Author	Reviewed	Authorised	Comments
1.0	JIW			First draft for circulation and observations
1.1	JIW			Revision following comments
1.2	JIW			Revision following further comments

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APPENDICES

Appendix 1 - Anglesey Council: Relevant Plans and Strategies

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1.0 Introduction

- 1.1 Future Wales: The National Plan 2040 sets out the priorities and a clear vision for the North Wales region. In relation to development plans, Future Wales states that “it is important that development plans consider the relationship between strategic housing, transport and economic growth and the Welsh language. Development plans should contain settlement hierarchies and strategies to distribute growth in such a way that creates the conditions for Welsh to thrive and to be preserved as the community language in the many places where everyday life takes place through the medium of Welsh.”
- 1.2 The Isle of Anglesey Council is preparing a new Local Development Plan (LDP) that will serve the Anglesey Local Planning Authority area. The Plan will form the basis of planning decision making on the Island up to 2039 and the final adopted version will include the Council’s vision and spatial strategy to achieve the development requirements that are already known and those anticipated up to the Plan’s expiry.
- 1.3 Several key issues, challenges and opportunities have been identified and these are listed in section 3.0 of this document. Further consideration will be given to these topics in the paper, culminating in a vision proposed for the Island and the objectives to be set to deliver that vision.

2.0 Purpose

- 2.1 The purpose of this document is to set out the key issues, challenges and opportunities faced by Anglesey, a vision for the Island over the period of the Plan and the setting of objectives for the new Plan that will help realise the vision.
- 2.2 The document identifies 17 key issues and challenges covering a wide spectrum of interests. Clear and realistic objectives have been formulated to address these issues and contribute towards the new LDP vision. These development objectives will drive development on the Island over the lifetime of the Plan with the subsequently drafted policies informing the planning decision-making process with a view to achieving sustainable development that will benefit the Island’s residents and visitors.
- 2.3 In pursuing the goal of sustainable development, the Plan will aim to guide the right development to the right places and that these ambitions will reflect the input of local stakeholders.

3.0 Key Issues, Challenges and Opportunities

- 3.1 The key issues, challenges and opportunities identified for the new Ynys Môn LDP have been determined by considering national planning legislation, policy and guidance, reviewing the Council’s strategic priorities and undertaking initial engagement with stakeholders. Additionally, a review of the Council’s plans and strategies, topic papers collated for the preparation of the Anglesey and Gwynedd Joint Local Development Plan, as well as Annual Monitoring Reports, has provided valuable insight into the issues that require addressing.
- 3.2 Given the above, the following lists the key issues and challenges (in terms of land use) that have been identified for consideration in the preparation of the new LDP:

Component	Theme	Objectives
Environmental	Climate Change	Climate change and net zero
		Low carbon and renewable energy
Social	Welsh Language and Culture	The Welsh language
Social	Homes and Infrastructure	Provision of new homes
		Infrastructure
		Sustainable transport and active travel
Economic	Sustainable and Vibrant Economy	Planning for a thriving economy
		Supporting a strong rural and farming economy
		Regenerating town centres
		Visitor economy
Social	Placemaking and Wellbeing	Promoting healthy and sustainable communities
		Community facilities and assets
		Local placemaking
		Providing for wellbeing
Environmental	Biodiversity and the management of resources	Protecting and enhancing biodiversity and the natural environment
		The historic environment
		Mineral resources
		Resource recovery and managing waste

Climate Change and Net Zero

- 3.3 The Council declared a climate emergency in September 2020 and made a commitment to be a carbon neutral authority by 2030. It subsequently agreed a “Towards Net Zero Plan 2022-2025”. The Plan commits to the climate emergency and explains how the authority will become a net zero establishment.
- 3.4 The Council Plan (2023-2028) reinforces this commitment recognising the need to act in the face of climate change as never having been so vital. In doing so, it commits to consider climate change and biodiversity as fundamental issues when making decisions across the Council’s functions.

- 3.5 Similarly, the Anglesey and Gwynedd Well-being Plan 2023-28 identifies climate change as one of several main priorities for the residents of both counties reinforcing its commitment to support communities to reach net zero targets. The need to act in the face of climate change is therefore seen as a significant issue to address in the new LDP.

Low carbon and Renewable energy

- 3.6 The need to support and facilitate low carbon energy as a means of contributing towards meeting net zero targets is outlined in the Council Plan under the Energy Island Programme. This can be achieved through encouraging the development of local low carbon energy schemes through working with Governments, developers and communities. The scope of potential investment in this regard is significant and will undoubtedly realise environmental and economic benefits for the Island in terms of contributing towards lowering carbon emissions and job creation amongst others.
- 3.7 The Council is in the process of preparing a Local Energy Action Plan. This can provide an evidence base to inform the development of policies relating to the development of low carbon and renewable investments
- 3.8 The UK Government purchased the Wylfa site in March 2024 on the basis that it was seen as the preferred site for a large-scale nuclear power plant. Whilst no firm plans had been confirmed in relation to the site's development the new LDP will have to consider the potential development of the Wylfa site in addition to associated development needs. The wider economic benefits of such a project will help towards reinvigorating the north of Anglesey which currently faces several significant socio-economic challenges.
- 3.9 The Energy Island Programme looks to provide opportunities for jobs, economic growth and prosperity through capitalising on several transformational projects and placing Anglesey at the forefront of low carbon energy research and development. The new LDP will seek to provide a firm policy basis for realising the benefits of major projects whilst ensuring that any adverse environmental impacts that may arise are either avoided or appropriately mitigated.

The Welsh Language

- 3.10 Cymraeg 2050: Welsh Language Strategy aims to achieve having one million Welsh speakers by 2050.
- 3.11 The Council's Welsh Language Promotion Strategy 2021-2026 outlines what it proposes to promote and facilitate the use of the Welsh language on the Island. It proposes to reverse the fall in the number of speakers, aiming to increase the number of speakers by 325 over the Strategy's lifespan. It focuses on three priority areas, namely children, young people and the family, the workplace and the community.
- 3.12 The decline in the number of Welsh speakers can be attributed to numerous factors but uppermost amongst these is the lack of employment opportunities for

the younger population, which compels them to look elsewhere for work, and the lack of affordable housing to enable people to live in the communities in which they were raised.

- 3.13 Traditionally viewed as a heartland of the Welsh language, numbers of Welsh speakers on Anglesey have decreased in recent years. The new LDP must address the decline through developing robust policies that aim to safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life. Larger development proposals will require the submission of specific statements or impact assessments to demonstrate the steps that will be taken to protect, promote and enhance the Welsh language.

Provision of new homes

- 3.14 The Council Plan sets out, as one of its main objectives, the need to ensure that everyone has the right to call somewhere home whilst working with stakeholders to identify housing need thereby enabling appropriate provision to meet that need and required tenures.
- 3.15 The need to plan for new homes sets new challenges with the average size of households reducing making it more likely that the demand for smaller units will become more prevalent in addition to continuing to meet the demand for family homes.
- 3.16 The Council's Housing Strategy advises that 62% of local people are priced out of the housing market and, with an ageing population, this means that wide range of housing solutions offering a variety of tenures will be key to addressing housing need.
- 3.17 The difficulties experienced by residents wishing to buy or rent homes in their communities has led to new legislation being introduced by Welsh Government that enables LPAs to consider removing or restricting permitted development rights (through the making of a direction under Article 4 of The Town and Country Planning (General Permitted Development) Order 1995) in relation to changing the use of primary homes into second homes or short terms holiday lets. The need to address this issue will necessitate a policy response in the new LDP.
- 3.18 The needs of an ageing population are likely to drive the demand for specialist accommodation where care can be provided for residents. Similarly, people with disabilities and medical needs will have specific requirements for assisted living accommodation that will enable those of higher dependency to live independently within their communities.
- 3.19 The accommodation needs of the Gypsy and Traveller community are outlined in the Gypsy and Traveller Accommodation Assessment (GTAA) 2022. Undertaken for Anglesey and Gwynedd Councils, the GTAA indicates the need for future residential pitches on the Island.

Infrastructure

- 3.20 Development should be directed to areas that are well-connected to essential infrastructure, be this in relation to mains sewerage and water, gas or electricity. Development should also be directed to areas where access to healthcare and education is readily available. Where development would result in pressure on such services, developer contributions to enable service adaptation should be expected.
- 3.21 Additionally, given the importance placed on digital communication for life and work needs, development should be directed where such connectivity is available or planned.

Sustainable transport and active travel

- 3.22 Llwybr Newydd: The Wales Transport Strategy 2021 sets out a 20-year strategy for sustainable transport whilst responding to the climate emergency. It recognises the need to change the way we travel with reduced dependency on cars and making greater use of public transport, walking or cycling whilst also advocating a reduction in the need to travel. This would be achieved by more home/remote working, better physical and digital connectivity to reduce dependency on cars and transport infrastructure that would support more efficient means of travelling.
- 3.23 To encourage Active Travel, new development should be designed to be walk or cycle friendly with facilities located near to where people live.
- 3.24 All local authorities in Wales must map and plan for suitable routes for Active Travel in their areas and Anglesey's Active Travel Network Map was approved by Welsh Government in August 2022. The location of development in proximity to Active Travel routes will encourage use thereby delivering health, wellbeing and environmental benefits.
- 3.25 Welsh Government consulted on a potential Third Menai Crossing in 2018, but the project did not progress due to the Government's decision to halt its road building programmes. Recent occurrences of significant congestion have resulted in the matter being revisited with the report of the North Wales Transport Commission being published in December 2023. The report, whilst not supporting the construction of a new crossing, made several recommendations that will have land use implications should they be implemented. However, the Council rejected the Commission's findings stating that many of the recommended options upon which the report's conclusions were predicated had previously been considered by the Council and would not sufficiently address the lack of resilience that exists. Given this, the failure to deliver an improved, multi-modal crossing would compound challenges already faced by the Island's economy and communities.

- 3.26 The need to effect change in the way people travel will therefore be a significant consideration in developing policies for the new LDP and the safeguarding of potential active and sustainable travel routes will be paramount to that process.

Planning for a thriving economy

- 3.27 The Council Plan cites the Economy as one of its six strategic objectives clarifying that the Council's ongoing aim is to support existing businesses, attract appropriate new investment and increase the number of new businesses whilst committing to ensuring that the Island continues to have one of the lowest business closure rates across Wales. The commitment to redeveloping former (brownfield) employment sites is clear as is collaboration with landowners to achieve this.
- 3.28 North Anglesey faces economic challenges more than any other part of the Island given the loss of several major employers in the area over recent decades. Accordingly, there is a need to address the economic challenges facing the area so that its future prosperity and wellbeing can be secured. The North Anglesey Economic Regeneration Plan outlines a range of interventions to deliver improvements and lasting benefits to the area. The new LDP's response to the economic situation in North Anglesey will be guided by the principles outlined in the Economic Regeneration Plan.
- 3.29 The need to retain the working age population to stimulate economic and community regeneration is paramount. As such, it is important to nurture and grow local businesses as well as attracting new investment to Anglesey. The new LDP will seek to enable business growth through appropriate and proportional employment land allocation.
- 3.30 The securing of Freeport status has the potential to deliver transformational change in communities across Anglesey. The new LDP will need to respond to the needs of the Freeport and address issues arising from the granting of status. The commitment to innovation and investment and supporting local talent should provide opportunities to attract significant inward investment to support and diversify the Island's economic base, whilst creating sustainable and accessible jobs that will contribute to retaining the working age population.
- 3.31 Given the land committed to the Freeport, which will include a large proportion of employment land currently allocated in the Joint Local Development Plan, there will be a need to consider and assess the suitability of other land to allocate for general economic purposes. Shortages of land available to develop for employment purposes in Holyhead and Llangefni have already been identified whilst Gaerwen offers an alternative location to provide additional resources in this regard. Additionally, the role of brownfield land in contributing towards meeting employment land requirements will be important. Landowners will be given the opportunity to propose land for such purposes when the LPA issues its call for sites.

Supporting a strong rural and farming economy

- 3.32 Given the continuing importance of agriculture and associated services to the Island's economy, there will be a need to address agricultural requirements in addition to opportunities to support, maintain and diversify the rural economy.
- 3.33 Additionally, the sector must respond to the challenges set by climate change and nature recovery and, with changes in emphasis to the agricultural subsidy framework, there will be a greater emphasis on the need to diversify businesses to secure their continued viability. A more diverse rural economy will be more resilient to change and better able to sustain rural communities.

Regenerating town centres

- 3.34 Seen as the focal points for the Island's economic, social and cultural activities, town centres act as hubs for services and facilities that may not be available elsewhere on the Island. The Council's Town Centre Improvement Strategy 2023-2028 sets out a framework for improving town centres' attractiveness, vitality and viability. With changes in shopping habits arising from relatively recent innovations and becoming more commonplace because of the covid pandemic, the adoption of a modified approach to town centre regeneration may be appropriate.
- 3.35 Anglesey's main urban centres of Holyhead, Llangefni and Amlwch have all seen a retraction in "traditional" high street occupation whilst the centres of Menai Bridge and Beaumaris retain relatively vibrant equivalents by comparison. The Council Plan sets out the aim of improving the vitality and viability of Anglesey's town centres and this can be supported by appropriate policies in the new LDP.

Visitor Economy

- 3.36 The visitor economy is essential to the prosperity of the Island and represents the largest sector of the local economy. The Council Plan outlines the Council's commitment to invest in infrastructure that will allow visitors to maximise their enjoyment of the Island's coast and countryside in a safe and sustainable manner whilst the success of cruise ship visits to Anglesey will continue to be supported.
- 3.37 The Destination Management Plan explains the need to manage the growth in tourism in a sustainable way so that long-term prosperity can be achieved whilst mitigating negative environmental and community impacts with a view to safeguarding what makes the Island appealing to visitors in the first instance.

Promoting healthy and sustainable communities

- 3.38 The location of development plays a large part in realising the ambition of achieving healthy communities. Healthier lifestyles can be achieved by locating development close to active travel routes and the provision/safeguarding of public open spaces will also contribute towards encouraging a more active lifestyle for residents. The provision of infrastructure to support walking and cycling over dependency on the car can contribute towards meeting health objectives relating to obesity and associated conditions.

- 3.39 The need to further consider active and sustainable travel routes and their safeguarding to serve potential new development will be an important feature of the new LDP.

Community facilities and assets

- 3.40 Such facilities are essential to sustain the economic, social and cultural foundation of settlements and communities. Their presence can reduce the need to travel to larger centres and they can contribute to a community's wellbeing in addition to being an essential element of successful placemaking. Their safeguarding from alternative forms of development is essential to help maintain community cohesion and LDP policies should look to support their retention for community use.

Planning for wellbeing and equality

- 3.41 The Gwynedd and Anglesey Wellbeing Plan identifies the need to tackle inequality and disadvantage to close the gap between the most privileged and deprived communities with the following identified by residents as the priorities to address:

- respond to poverty and the cost of living;
- improving the health and well-being of children and young people;
- improve mental health and well-being;
- climate change – support communities to reach net zero targets;
- promote the use of the Welsh Language;
- enable equal experiences and access to nature;
- future workforce planning that meets the needs of the community and the local economy;
- ensure housing for local people; and
- influence the financial priorities of public bodies.

- 3.42 The new LDP should aim to create and maintain inclusive communities that promote health and wellbeing. In doing so, it should seek, through its policies, to achieve high standards of amenity and foster safe communities that make them attractive places to live and work.

Local placemaking

- 3.43 The Council is preparing Placemaking Plans for the Island's towns. The aim of improving their vitality and viability is essential in local placemaking and a key ingredient to delivering centres that are sustainable and prosperous and thereby increasing their attractiveness as places to live.

- 3.44 In relation to rural areas, Planning Policy Wales recognises that, in contributing towards placemaking outcomes, the countryside must be conserved and enhanced for the sake of its ecological, geological, cultural and agricultural value in addition to its landscapes and natural resources.

- 3.45 There is a need therefore to enable the development of vibrant, well-designed and sustainable settlements that are attractive places to live and work.

Protecting and enhancing biodiversity and the natural environment

- 3.46 The Environment (Wales) Act 2016 introduced the Section 6 biodiversity and resilience of ecosystems duty making it incumbent on all public authorities to maintain and enhance biodiversity in the exercise of functions in relation to Wales.
- 3.47 Policy 10 of Future Wales: The National Plan 2040 recognises biodiversity's role in underpinning "the functioning of healthy, resilient ecosystems and the multiple benefits they provide" and commits to reversing recent losses and enhancing the resilience of ecosystems. The planning system is identified as a key player in meeting this objective.
- 3.48 In response to the Section 6 duty, the Council has prepared and adopted a Biodiversity Plan which aims to ensure the Council maintains and enhances the Island's varied biodiversity in the exercise of its statutory duties and discretionary activities and, in so doing, promote the resilience of ecosystems.
- 3.49 The new LDP must reflect the commitments made in national legislation and policy and in the corporate Biodiversity Plan to protect and enhance biodiversity whilst strengthening green infrastructure to enable resilience in and connectivity between ecological networks.
- 3.50 Allied to the protection and enhancement of biodiversity is the conservation and enhancement of natural beauty. Most of the Island's coastline (221km²) is designated an Area of Outstanding Natural Beauty (AONB). The AONB Management Plan 2023-28 reinforces the need to conserve and enhance natural beauty and recognises the designated area's importance to the local economy, environment, culture and well-being of its communities and those who visit.

The historic environment

- 3.51 Anglesey boasts a variety of historic assets including around 1200 listed buildings, 12 designated Conservation Areas, a World Heritage Site and numerous scheduled monuments. The priority is to safeguard these historic assets and to protect them from neglect and decline.
- 3.52 As such, the new LDP will provide a strong policy base for affording protection to the historic environment and ensuring that any development proposed in relation to historic assets will be undertaken with the best interests of the asset being the primary concern.

Mineral resources

- 3.53 Current policy and guidance stipulate that each Mineral Planning Authority (MPA) meets specific landbank requirements in terms of aggregate provision, this being a 10-year supply in terms of hard rock aggregates and 7 years for sand and gravel. Landbanks must be maintained over the lifetime of a development plan. In practical terms, Anglesey cannot meet the requirement for sand and gravel given that there are no commercial operations on the Island and although sand and gravel deposits occur, they are in areas subject to environmental designations

that would make their working unacceptable. In terms of other economic minerals, metal reserves occur at Mynydd Parys and dimension stone is extracted from the Island's limestone quarries.

- 3.54 The North Wales Regional Technical Statement (RTS) requires that each MPA within the region should contribute an apportioned volume of aggregates to the regional output and should plan accordingly to meet those requirements.
- 3.55 Site restoration is an extremely important consideration to counter the environmental impact of quarrying/mining. Sufficient coverage of this aspect of the post-extraction process will be afforded in the new LDP.

Resource recovery and managing waste

- 3.56 The Waste Hierarchy sets out the priority in terms of responding to the management of different waste streams. The Hierarchy advocates waste reduction, reuse and recycling (including composting) prior to disposal although the diversion of waste from landfilling remains the overarching objective.
- 3.57 The Council's Resources and Waste Strategic Plan outlines steps to move towards a circular economy which works towards delivering a sustainable response to the management of waste and resource recovery which mirror national objectives encapsulated in the Waste Hierarchy.
- 3.58 The new LDP will need to address the issue of waste management consistent with the aims of the Hierarchy and, where reduction and reuse cannot be achieved, waste should be seen as a resource that can be managed with beneficial outcomes. The new LDP should therefore seek to facilitate increased recycling and composting capacity whilst considering the generation of energy from suitable waste streams.
- 3.59 In order to achieve increased reuse and recycling rates, the appropriate facilities must be available and, while two recycling centres are already operated by the Council, shortfalls in provision have been identified in the Holyhead area, where fly-tipping is a significant problem and in the north of the Island. Similarly, the lack of capacity for inert waste and waste soils management requires that the new LDP addresses these live issues and considers appropriate solutions.

Overview

- 3.60 These issues and challenges will impact upon Anglesey's future development and, as such, the policies developed for the new LDP will have to be robust enough to address the current situation. Additionally, such policies must also be effective enough to offer future resilience where changing circumstances in relation to the environmental, economic and social and cultural character of the Island occur. All future development must meet sustainability criteria whilst conforming to the Council's key priorities, and national and regional planning policy objectives.

4.0 Vision for Anglesey by 2039

4.1 The proposed Vision for the new Ynys Môn LDP is:

By 2039, Anglesey will be an Island of vibrant, lively, bilingual and engaged communities where people choose to live, work and visit, committed to the resilience of its economy, culture, heritage, environment and natural resources and to health and wellbeing.

5.0 Objective Setting

5.1 In order that the Vision can be realised, 18 Objectives are proposed for the new LDP. The Objectives have been recorded under broad topic headings that align with the strategic objectives laid out in the Council's Plan (2023-28), with these topics emerging from the key issues and challenges previously identified. The broad topic headings consist of the following:

- Climate change
- Welsh language and culture
- Homes and infrastructure
- Sustainable and vibrant economy
- Placemaking and wellbeing
- Natural and Built Environment

6.0 Objectives for the New Ynys Môn LDP (2025 - 2039)

6.1 Climate Change

Key Issue 1: Climate Change and Net Zero

Objective 1a - Climate Change

Support measures to reduce carbon emissions and the consequences of climate change whilst responding to global warming and supporting society to adapt the way it works, lives and uses land thereby building resilience to the effects of a changing climate.

Objective 1b - Low Carbon and Renewable Energy

Support the transition to low carbon and renewable energy generation through facilitating the development of appropriate infrastructure that realise meaningful benefits and mitigate negative impacts.

6.2 Welsh Language and Culture

Key Issue 2: Welsh Language

Objective 2 - Welsh Language

Ensure that development is appropriately planned to enable the Welsh language to develop and thrive thereby making a positive contribution towards achieving the Welsh Government's national vision of a million Welsh speakers by 2050.

6.3 Homes and Infrastructure

Key Issue 3: Provision of New Homes

Key Issue 4: Infrastructure

Key Issue 5: Sustainable Transport

Objective 3 - New Homes

Facilitate delivery of a range and mix of housing required to meet both urban and rural housing demand. Such homes will be climate-resilient and accessible to services and facilities required by residents in addition to considering the specialist needs and requirements of an ageing population and the need to provide sufficient affordable housing.

Objective 4 - Infrastructure

Ensure that adequate physical and digital infrastructure is in place to accommodate future growth within the Plan area, most of such growth to be concentrated in areas that are best served by existing or planned infrastructure, utilities and services.

Objective 5 - Sustainable Transport and Active Travel

Ensure that new development is located to reduce the need to travel and designed to be walk- or cycle-friendly with facilities located near to where people live.

6.4 Sustainable and Vibrant Economy

Key Issue 6: Planning for a thriving economy

Key Issue 7: Supporting a strong rural economy

Key Issue 8: Regenerating town centres

Key Issue 9: Visitor economy

Objective 6 - Planning for a Thriving Economy

Encourage economic prosperity through supporting existing businesses and attracting new investment to improve skills and job opportunities on the Island and, in doing so, enable the retention of the working aged population and contribute to more sustainable and viable communities.

Objective 7 - Supporting a Strong Rural Economy

Continue to provide development opportunities for the diversification of the rural economy whilst providing support to primary rural industries such as farming to secure their continued viability and resilience.

Objective 8 – Regenerating Town Centres

Support development that improves the vitality and viability of Anglesey’s high streets and town centres with a view to enhancing and safeguarding local retail centres on the Island.

Objective 9 – Visitor Economy

Support appropriate tourism development that will contribute to the sustainable growth of the visitor economy whilst ensuring that the qualities that contribute to the Island’s attraction as a destination are adequately safeguarded.

6.5 Placemaking and Wellbeing

Key Issue 10: Healthy and sustainable communities

Key Issue 11: Community Facilities and assets

Key Issue 12: Wellbeing and equality

Key Issue 13: Local placemaking

Objective 10 – Healthy and Sustainable Communities

Promote and support safer, healthier, inclusive and more connected communities through ensuring that new development realises improved economic, social, cultural and environmental benefits and creates sustainable places that accommodate the needs of all their residents.

Objective 11 – Community Facilities and Assets

Ensure that communities are provided with a range of key facilities that provide adequate access to leisure, recreation, culture, health, education and public open spaces. Development that may impact upon use and availability of such facilities should seek to enhance or improve provision.

Objective 12 – Wellbeing and Equality

Ensure that future development contributes to creating and maintaining inclusive communities that promote health and wellbeing by integrating high standards of amenity and fostering safe environments for all.

Objective 13 – Local Placemaking

Adopt a placemaking approach to enable the development of vibrant settlements that respect their settings and promote good, locally distinct design that responds to local character and contributes towards the achievement of sustainable and prosperous settlements that increase their attractiveness as places to live and work.

6.6 Natural and Built Environment

Key Issue 14: Protecting and enhancing biodiversity

Key Issue 15: Safeguarding the historic environment

Key Issue 16: Mineral resources

Key Issue 17: Resource recovery and managing waste

Objective 14 - Biodiversity

Protect and enhance the Island's biodiversity from the impacts of development whilst contributing towards sustaining resilient and connected ecological networks and improving green infrastructure.

Objective 15 - Historic Environment

Provide a strong policy base that protects the historic environment through ensuring that any development proposed in relation to historic assets is guided by the best interests of those assets and respects local character and distinctiveness.

Objective 16 - Minerals

Safeguard mineral resources from sterilisation whilst ensuring that an adequate landbank of aggregate mineral is maintained in line with current requirements to sustainably meet society's needs.

Objective 17 - Waste Management

Facilitate the adequate provision of sustainable waste management facilities that will contribute towards maximising the reuse and recycling of wastes and, in so doing, transitioning towards a circular economy.

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Appendix 1

Anglesey Council: Relevant Plans and Strategies

Plan/Strategy	Operational date(s)
Council Plan	2023-28
Towards Net Zero Plan	2022-25
Local Energy Action Plan	-
Energy Island Programme	-
Welsh Language Promotion Strategy	2021-26
Housing Strategy	2022-27
Gypsy and Traveller Accommodation Assessment (GTAA)	2022
Active Travel Network Map	2022-37
The North Anglesey Economic Regeneration Plan	-
Town Centre Improvement Strategy	2023-28
Destination Management Plan	2023-28
AONB Management Plan	2023-28
Placemaking Plans	-
Biodiversity Plan	2021-22
Resources and Waste Strategic Plan	2023-28

Isle of Anglesey County Council	
Report to:	Planning Policy Committee
Date:	14 th May 2025
Subject:	Confirmation of launch of Call for Sites (for information only)
Portfolio Holder(s):	Cllr. Nicola Roberts (Planning, Public Protection and Climate Change)
Head of Service / Director:	Christian Branch Head of Regulation & Economic Development Service
Report Author:	John I. Williams (Planning Policy Manager)
Tel:	
E-mail:	JohnWilliams2@ynysmon.llyw.cymru
Local Members:	Applicable to all Elected Members

1.0 Purpose of the report

1.1 This report focuses on the following:

- Confirming the launch of the call for sites process;
- Outlining the extent of the relevant time period; and
- Next steps following expiry of the call for sites process.

2.0 Decision required

2.1 The report is presented to this Committee for information only given that it was launched on 12th May 2025 with no decision required on the part of the Committee. It should be noted that this stage of the plan-preparation process was endorsed as part of the timetable that is included in the Delivery Agreement.

3.0 Background and relevant considerations

3.1 The call will be live over a period of six weeks between 12 May 2025 and 23 June 2025. It will invite landowners to propose sites for inclusion in the new Anglesey Local Development Plan (LDP) for future development or for safeguarding from development where the need arises.

3.2 Proposed sites will be assessed against set criteria to establish their suitability for inclusion in the new LDP. A Candidate Sites Register will be retained and will include all sites proposed regardless of whether they are progressed as potential development sites for inclusion in the LDP or not.

3.3 All sites progressed as potential development sites will be subject to the need to prove their viability and deliverability. As such, proposers must provide

viability assessments at this stage of consideration if the sites are to progress to inclusion in the LDP.

- 3.4 Assessment of proposed sites will be by way of a two-stage filter process with consultation with LA and specific consultation bodies, in particular Natural Resources Wales (NRW) Dwr Cymru Welsh Water (including equivalent operators in Wales and England) and Health Boards (in respect of the Tests of Soundness) being carried out at stage 2. This will ensure that consultees will only be commenting on sites which have a reasonable chance of inclusion in the LDP
- 3.5 The preferred strategy and deposit stages of LDP preparation provide an opportunity for all stakeholders to comment on the sites proposed; submitting representations requesting an amendment of allocation boundaries, or propose the deletion or addition, of new sites.

4.0 Recommendation

- 4.1 That the Committee accepts this overview of the call for sites process.

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