

# Public Document Pack



CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL

Mr Dylan Williams  
Prif Weithredwr – Chief Executive

CYNGOR SIR YNYS MÔN  
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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR POLISI CYNLLUNIO	PLANNING POLICY PLANNING POLICY COMMITTEE
DYDD MERCHER, 10 MEDI, 2025 am 2.00 o'r gloch yp	WEDNESDAY, 10 SEPTEMBER 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 (**Is-gadeirydd/Vice-Chair**) 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      DECLARATION OF INTEREST**

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

### **2      MINUTES (Pages 1 - 4)**

To submit, for confirmation, the minutes of the previous meeting held on 11 June, 2025.

### **3      OVERVIEW OF THE CALL FOR SITES PROCESS OUTCOME (Pages 5 - 8)**

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

### **4      CONSULTATION SUMMARY: INTEGRATED SUSTAINABILITY APPRAISAL AND HABITATS' REGULATIONS ASSESSMENT SCOPING REPORTS (Pages 9 - 26)**

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

### **5      ANNUAL MONITORING REPORT (Pages 27 - 136)**

To submit the Annual Monitoring Report.

## PLANNING POLICY COMMITTEE

### Minutes of the hybrid meeting held on 11 June 2025

- PRESENT:** Councillor Ieuan Williams (Chair)  
Councillor Ken Taylor (Vice-Chair)
- Councillors Kenneth Hughes, John Ifan Jones, R LI Jones, Pip O'Neill and Nicola Roberts
- IN ATTENDANCE:** Head of Democracy (for item 1 only),  
Chief Planning Officer (DFJ),  
Planning Policy Manager (JIW),  
Planning Policy Team Leader (LFW),  
Committee Officer (MEH),  
Support Assistant – Democratic Services (CH).
- APOLOGIES:** Councillors Jackie Lewis, Llio Angharad Owen and Robin Williams
- ALSO PRESENT:** None
- 

#### 1 ELECTION OF CHAIRPERSON

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

#### 2 ELECTION OF VICE-CHAIRPERSON

Councillor Ken Taylor was re-elected Vice-Chair of the Planning Policy Committee.

#### 3 DECLARATION OF INTEREST

None received.

#### 4 MINUTES

The minutes of the previous meeting held on 14 May, 2025 were confirmed as correct.

#### 5 INTEGRATED SUSTAINABILITY APPRAISAL (ISA) AND HABITATS' REGULATIONS ASSESSMENT (HRA) SCOPING REPORTS

Submitted – a report by the Head of Regulation and Economic Development in relation to the Integrated Sustainability Appraisal (ISA) and Habitats' Regulations Assessment (HRA) Scoping Reports.

The Planning Policy Manager reported that the statutory requirements relating to ISA and HRA applicable to the Local Development Plan refers to assessing the impacts of spatial and policy choices together with the statutory processes for both ISA and HRA. The scoping reports provide a foundation for assessing the potential impacts of policy choices contained in the Local Development Plan. Given their technical and specialist content, consultation with statutory consultees i.e. Natural Resources Wales (NRW) and CADW is mandatory to ensure that the scope of assessments will adequately address the potential

impacts of policy choices. However, best practice advises consulting with general consultees and the wider public to ensure community and stakeholder involvement at each stage of the plan preparation process. He further noted that a consultation process of 5 weeks will be undertaken on both documents in-line with the statutory requirements.

Councillor John Ifan Jones ascertained whether consultation needs to be undertaken with the Nature Conservation Offshore Committee. The Planning Policy Manager responded that offshore legislation is the responsibility of other statutory bodies. He noted that NRW and CADW are the statutory consultees within the Local Development Plan Manual.

Councillor Pip O'Neill said that it is accepted that NRW and CADW are the statutory consultees, but he ascertained whether the wider public opinions are considered within the consultation process. The Planning Policy Manager responded that every response received during the consultation process will be considered. He noted that following the 5-week consultation process a report will be prepared and consideration will be given to all the responses received.

Councillor Kenneth Hughes ascertained whether all responses received will be considered and noted or will comments made that they do not adhere to Planning Policy Wales. The Planning Policy Manager responded that all comments will be listed and responded to.

Councillor Robert Ll Jones said that the Well-being & Futures Generations Act should be considered whilst preparing the Local Development Plan. The Planning Policy Manager responded that each Authority must respond to their specific Local Development Plan in accordance with guidelines.

**It was RESOLVED:-**

- **To accept the ISA and HRA scoping reports, and**
- **To acknowledge the statutory consultation requirements and agree to consult on both documents over a 5-week period inline with statutory requirements and best practice advise.**

## **6 YNYS MÔN AND GWYNEDD JLDP - UPDATE ON PREPARATION OF ANNUAL MONITORING REPORT**

Submitted – for information, a report by the Head of Regulation and Economic Development.

The Planning Policy Manager reported that Sub-section 76 of the Planning and Compulsory Purchase Act 2004 requires that Local Planning Authorities produce an Annual Monitoring Report for their Local Development Plan. The current development plan that is effective on Anglesey is the Ynys Môn and Gwynedd Joint Local Development Plan effective from 2017 to 2026. The Planning Policy Team has undertaken a series of site visits to ascertain the number of units that had either been commenced, were under construction or had been completed which is an important evidence base to be included within the Local Development Plan. Once the data has been inputted, extracted and analysed the formal report for submission to Welsh Government can be compiled and reported to the Planning Policy Committee prior to submission to Welsh Government.

**It was RESOLVED to note the report and that the formal Annual Monitoring Report will be submitted to the Committee for formal endorsement prior to its submission to Welsh Government by 31 October, 2025.**

**COUNCILLOR IEUAN WILLIAMS**  
**CHAIR**

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Isle of Anglesey County Council	
Report to:	Planning Policy Committee
Date:	10 <sup>th</sup> September 2025
Subject:	Overview of the Call for Sites process outcome
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:	Lowri F. Williams (Planning Policy Team Leader)
Tel:	
E-mail:	<a href="mailto:lowriwilliams3@ynysmon.llyw.cymru">lowriwilliams3@ynysmon.llyw.cymru</a>
Local Members:	Applicable to all Elected Members

## 1.0 Purpose of Report

- 1.1 The purpose of this report is to provide Members with an update on the outcome of the recent Call for Sites process, undertaken as part of the preparation of the new Local Development Plan (LDP).

## 2.0 Decision required

- 2.1 This report is submitted for information only.

## 3.0 Call for Sites process and submissions

- 3.1 The Call for Sites opened on 12 May 2025 for an initial six-week period, concluding on 23 June 2025. Owing to a relatively low level of submissions during this initial call, the period was extended for a further six weeks, closing on 4 August 2025.
- 3.2 In total, 280 site submissions were received during the Call for Sites process covering a wide range of proposed uses including housing, employment/retail and renewable energy sites. The methods of submission were as follows:
- 85% via the Council's online submission portal;
  - 10% via e-mail; and
  - 5% via paper submission.

- 3.3 Sites have been submitted for a variety of potential uses but with the majority being for housing. Several sites have been proposed for a multitude of uses. The following provides a breakdown of the uses proposed and the number of sites within each category:
- Residential – 88%;
  - Employment/retail – 8%; and
  - Renewable energy – 4%.
- 3.4 Of the sites proposed for residential purposes, the following breakdown provides an indication of those proposing development of 5 or more units:
- 5 dwellings and over – 79%;
  - 50 dwellings and over – 11%; and
  - 100 dwellings and over – 10%.
- 3.5 The Call for Sites has now formally closed. Any submissions received following the closure date will be stored in a late submissions folder. Late submissions will not automatically be considered as part of the Plan making process. However, should there be a shortfall of appropriate sites following the validation and assessment processes, sites contained in the late submissions folder may be considered as a means of making up any deficiency.
- 3.6 Sites submitted on time are currently undergoing a validation process to ensure completeness and compliance with submission requirements. The Planning Policy Team will verify that each candidate site submission:
- Includes the standardised form, location plan/plotted boundary map, site area & address, ownership details, proposed use, contact details of the person/organisation making the submission; and also
  - Aligns with the overall guidance in the [Candidate Site Submission Form Guidance Notes](#).

Validation is an administrative check to confirm that all candidate site submissions are properly completed and supported, ensuring accuracy and consistency.

- 3.7 Alongside the validation process carried out by the Planning Policy Team over the coming weeks, the sites are subject to an Initial Site Filter. This stage of the assessment applies consistent criteria to determine whether sites should proceed to the *Detailed Site Assessment stage* or be categorised as *Sites Filtered Out*. The initial site filter will remove sites that are:
- Proposed for residential purposes that fall below the minimum threshold of 0.2ha (or 5 dwellings).
  - Not within, adjacent, or closely related to an existing settlement.
  - Located within the flood zones identified on the constraints map.



Sites that clearly do not meet the basic requirements set out above, are categorised as *Sites Filtered Out* and will not advance to the *Detailed Site Assessment stage*.

- 3.8 Overall, the number and variety of sites submitted provide a robust basis for progressing the LDP from the perspective of allocating land for specific uses.

#### **4.0 Next steps**

- 4.1 The Call for Sites exercise has generated a significant number of submissions. The next stages of validation and assessment will ensure that only those sites which are appropriate, deliverable, and in accordance with the strategic objectives of the LDP will be taken forward.
- 4.2 A draft Candidate Site Register and the results of the Initial filtering exercise will be brought to the committee in December 2025 prior to being published on the Council's website. This register will provide a comprehensive list of all sites submitted.
- 4.3 Following the validation and initial filtering of Candidate Sites, a gap analysis will be undertaken to identify any shortfalls in the emerging site register. This will assess whether sufficient and appropriate land has been identified to meet the LDP's strategic objectives.
- 4.4 Where gaps are identified, the Council may take further action, including targeted engagement with stakeholders, reconsideration of filtered sites (subject to new evidence), or additional calls for sites to address specific needs. These steps will ensure the Preferred Strategy is both comprehensive and deliverable.

#### **5.0 Recommendation**

- 5.1 That Members accept the report.

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Isle of Anglesey County Council	
Report to:	Planning Policy Committee
Date:	10 <sup>th</sup> September 2025
Subject:	Consultation summary: Integrated Sustainability Appraisal and Habitats' Regulations Assessment Scoping reports
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:	<a href="mailto:johnwilliams2@ynysmon.llyw.cymru">johnwilliams2@ynysmon.llyw.cymru</a>
Local Members:	Applicable to all Elected Members

## 1.0 Purpose of report

1.1 This report is for information purposes only. It focuses on the following:

- Public consultation on the Integrated Sustainability Appraisal (ISA) Scoping Report:
- Consultation with Natural Resources Wales (NRW) on the Habitats' Regulations Assessment (HRA) Scoping Report.

## 2.0 Decision required

2.1 The report is submitted for information only.

## 3.0 Public consultation on ISA Scoping Report

- 3.1 Members will be aware of the statutory requirements relating to the need for sustainable development to be at the heart of the development plan process and the need to undertake Sustainability Appraisals (SA) and Strategic Environmental Assessments (SEA) of Local Development Plans (LDPs). These requirements are set out in s39 (2) of the Planning and Compulsory Purchase Act 2004 and SEA Regulations 5(2) and 5(4) respectively.
- 3.2 The Development Plans Manual advocates an integrated approach to these requirements through the undertaking of an ISA given that it enables a more transparent, holistic and rounded assessment of the sustainability implications of growth options, objectives, policies and proposals. The ISA Scoping Report

provides the context for, and determines the scope of, the ISA of the LDP and sets out the framework for undertaking the later stages of the ISA.

- 3.3 The Manual advises consulting on the ISA Scoping Report with statutory authorities (NRW and Cadw) over a period of 5 weeks and adds that it would be best practice “to make the scoping report publicly available.” Given the best practice advice provided in the Manual and the commitment made in the Delivery Agreement to publish the Scoping Report for public consultation, members agreed at the meeting of the Planning Policy Committee to a consultation period in relation to the ISA that would invite comments from the following:
- Specific consultation bodies;
  - General consultation bodies;
  - Council Services;
  - Environmental consultation bodies; and
  - General public.
- 3.4 A five-week consultation period was run between 9th July and 13th August 2025 and, outside of the responses of the statutory consultees, generated one response from Heneb (the Trust for Welsh Archaeology).
- 3.5 The consultation asked 5 specific questions of respondents:
- Were any key documents or messages missing from the policy context review carried out for each ISA theme;
  - Were any key data sources or trends missing from the baseline information for each;
  - Whether they had any comments on the identified key issues for each ISA theme;
  - Whether they had any comments on the ISA objectives and/or assessment questions for each ISA theme; and
  - Whether they had any other comments on the Scoping Report.
- 3.6 NRW’s response made observations about flood risk, protected sites, water quality and designated landscapes whereas Cadw’s response pointed to certain omissions in relation to historic environment documentation, the updated legislative position and a need to provide appropriate assessment criteria to assess the protection and enhancement of historic landscapes.
- 3.7 Outside of the statutory consultees, the response of Heneb made observations relating to legislative changes, a key omission in relation to the Beaumaris World Heritage Site and suggested amendments to certain sections of the scoping report to more accurately reflect the Welsh context of the subject matter.
- 3.8 Copies of the responses received in relation the ISA consultation are attached as **Appendix 1**.

#### **4.0 HRA Scoping Report consultation**

- 4.1 The requirement to undertake a HRA of development plans was confirmed by the amendments to the Habitats Regulations 2007; the currently applicable version being the Habitats Regulations 2017, as amended.
- 4.2 As was reported to Committee Members at the meeting of 11<sup>th</sup> June 2025, the HRA cannot be integrated with the ISA given that it uses a different precautionary testing mechanism. However, the ISA should summarise the HRA findings as part of its assessment of effects on biodiversity.
- 4.3 Given the content and technical nature of the HRA, consultation on the Scoping Report was limited to NRW.
- 4.4 NRW responded to the consultation in a letter dated 22 August. It agreed that the proposed approach to the HRA was reasonable and that the correct sites and sensitivities had been identified in most cases but provided further advice that should be considered further prior to the preparation of a HRA screening report and appropriate assessment where required. The advice related to the following issues:
- Water quality;
  - Identification of European site features;
  - Marine mammals;
  - North Anglesey Marine SAC;
  - Functional linkage – scoping in of Dyfi Estuary SPA given the population of white-fronted geese specific to the SPA and Anglesey;
  - Extending the dispersal distances with relation to impacts on great crested newts; and
  - Air quality and identification of sites sensitive to ammonia pollution.
- 4.5 A copy of NRW's response to the HRA consultation is attached as **Appendix 2**.

#### **5.0 Conclusion**

- 5.1 Overall, the responses received to both the ISA and HRA Scoping Report consultations are generally supportive of the approach outlined and, except for making minor amendments in light of the observations received, the scoping reports are considered robust and fit for purpose.

#### **6.0 Recommendation**

- 6.1 It is recommended that members accept this report.

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## **Response to the draft Scoping Report for the Integrated Sustainability Appraisal for the New Isle of Anglesey County Council Local Development Plan**

3.24 add

*Historic Environment and Climate Change in Wales Sector Adaptation Plan.*

3.27 Remove

*Planning (Listed Buildings and Conservation Areas) Act 1990 (cancelled by the Historic ~Environment (Wales) Act 2023*

Section 4.80 states *The Register of Historic Landscapes in Wales (RHLW) is a non-statutory and advisory guide used to assist Local Authorities regarding how much weight to give to information in the historic register when determining planning applications* However this statement reduces the clear Welsh Government position given in Section 6.1.20 of Planning Policy Wales which clearly states *Planning authorities should protect those assets included on the register of historic landscapes in Wales* to how much weight should be given to the information contained in the Register. This section therefore needs to be reworded so it is accordance with Planning Policy Wales and ISA Objective 8.

Table 5.1 should explain Key Sustainability Issues for Anglesey and their likely evolution without the new LDP: However, in many cases it fails to do so, presenting instead what the new LDP can achieve, rather than what would happen without a new LDP. This table therefore does not present relevant information and needs to be rewritten. Potentially an additional table could be produced showing what the new LDP can achieve.

Table 6.2 ISA objective 6 Assessment Criteria. It is strongly recommended that the expertise of Heneb: The Trust for Welsh Archaeology is sought in order to determine what historic environment evidence will be produced to inform the LDP preparation process

Table 6.2 ISA objective 8 There is no assessment criteria provided to assess if the candidate site will protect and enhance historic landscapes. We suggest that the detailed historic landscape characterisation work available on the Heneb website [Historic Landscapes in Wales - Heneb](#) is considered along with expertise of their officers should be used to answer this question. It may be necessary for the proposer

of a candidate site inside a Registered Historic Landscape to submit an Assessment of the Impact on the Historic Landscape (ASIDOHL) to show that their development will be appropriate.

**Neil Maylan**  
**Senior Historic Environment Planning Officer**  
**Historic Environment Inspectorate**  
**Cadw**  
**Date: 27 August 2025**



[304]

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### Integrated Sustainability Appraisal - Scoping Report (ISA)

**Yes** Question One: Are any key documents or messages missing from the policy context review carried out for each Integrated Sustainability Appraisal theme?

Reject Withdraw

Respondent: [Heneb: the Trust for Welsh Archaeology \(Jenny Emmett, National Lead: Planning\)](#) [355]

Received: 08/08/2025 via Web

Summary: Under Historic Environment and Culture:

Castles and Town Walls of King Edward in Gwynedd World Heritage Site World Heritage Site Management and Action Plan 2018-2028, January 2018:

<https://cadw.gov.wales/advice-support/historic-assets/conservation-areas-other-historic-assets/other-historic-assets-1>

Welsh Government Priorities for Culture, May 2025:

<https://www.gov.wales/priorities-culture>

Statutory guidance 'Historic Environment Records: Compilation and Use' including using the Register of Historic Place Names:

<https://cadw.gov.wales/advice-support/placemaking/historic-environment-records>

The 2023 Act has replaced the 1979 and 1990 Acts in Wales - see:

<https://cadw.gov.wales/advice-support/historic-environment-wales-act-2023>

[305]

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### Integrated Sustainability Appraisal - Scoping Report (ISA)

**Yes** Question Two: Are there any key data sources or trends missing from the baseline information for each?

Reject Withdraw

Respondent: [Heneb: the Trust for Welsh Archaeology \(Jenny Emmett, National Lead: Planning\)](#) [355]

Received: 08/08/2025 via Web

Summary: Historic Environment (4.80-4.88)

Key omission is Beaumaris Castle World Heritage Site.

4.80 - HLCAs are subdivisions of RHLs, terms not interchangeable.

4.83 - "Registered" Historic Parks and Gardens, which also have Grades I, II\* and II.

4.85-4.87 lack detail and sound uninformed. 4.87 should echo PPW on inherent value as unique, finite, irreplaceable resource and outline breadth of resource. Number of HER entries increases daily but approximate number can be provided.

4.88 - Text missing? Number should be available.

[306]

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### Integrated Sustainability Appraisal - Scoping Report (ISA)

**No** Question Three: Do you have any comments on the identified key issues for each Integrated Sustainability?

Reject Withdraw

Respondent: [Heneb: the Trust for Welsh Archaeology \(Jenny Emmett, National Lead: Planning\)](#) [355]

Received: 08/08/2025 via Web

Summary: n/a

[307]

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### Integrated Sustainability Appraisal - Scoping Report (ISA)

**No** Question Four: Do you have any comments on the Integrated Sustainability Appraisal objectives and/ or assessment questions for each Integrated Sustainability Appraisal theme?

Reject

Withdraw

Respondent: [Heneb: the Trust for Welsh Archaeology \(Jenny Emmett, National Lead: Planning\) \[355\]](#)

Received: 08/08/2025 via Web

Summary: n/a

[308]

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### Integrated Sustainability Appraisal - Scoping Report (ISA)

**Yes** Question Five: Do you have any other comments on the Integrated Sustainability Appraisal Scoping Report?

Reject

Withdraw

Respondent: [Heneb: the Trust for Welsh Archaeology \(Jenny Emmett, National Lead: Planning\) \[355\]](#)

Received: 08/08/2025 via Web

Summary: Chapter 3. SEA includes (historic) architecture and archaeology within cultural heritage, but PPW and EIA consider historic environment as an environmental topic (and is part of landscape in ISASR 4.47). Physical historic environment has considerable overlap with natural environment and landscape; generally more relevant to planning than intangible heritage. Cross-referencing between topics, especially between 3.26 and 3.27, essential.

General: clarify terms - currently 'historic assets' in Welsh policy ('heritage assets' in England) and 'heritage impact assessment' in Wales a specific planning document - 'historic environment assessment' preferred for general use (e.g. 3.27 box).

Ein cyf/Our ref: CAS-284563-G1Q6  
Eich cyf/Your ref: 13309

Isle of Anglesey County Council  
Council Offices  
Llangefni  
Ynys Môn  
LL77 7TW

Dyddiad/Date: 22 August 2025

Annwyl Syr/Madam/Dear Sir/Madam,

**BWRIAD/PROPOSAL: Consultation on the Integrated Sustainability Appraisal (ISA) as part of the preparation of the new Local Development Plan (LDP) for Anglesey.**

**LLEOLIAD/LOCATION: Ynys Môn / Anglesey**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 09 July 2025.

Our comments are provided in the context of our statutory role as a consultation body under the Environmental Assessment of Plans and Programmes (Wales) Regulations 2004; our purpose is to ensure that the environment and natural resources of Wales are sustainably maintained, enhanced, and used now and in the future; and as advisers to Welsh Government on the natural heritage and resources of Wales and its coastal waters.

We consider the scope of the ISA is generally appropriate. We have the following comments structured according to our [consultation topics list](#). In relation to Designated Landscapes, we have included our detailed comments on each question in Annex 1.

## **Flood Risk**

### Chapter 4

Para 4.21. As all planning applications which are received/validated after 31/03/2025 will be considered under the 2025 TAN15: Development, flooding and coastal erosion, we would question whether the reference to the flood zone of the previous TAN15 (2004) is needed. It may be appropriate to clarify its purpose or consider its removal.

Para 4.22. Flood Zone 2 does not form the basis of Zone C. Flood Zone 2 includes an allowance for climate change on the 0.1% Annual Exceedance Probability event. We recommend revising this to reflect the correct technical definition.

Para 4.29. You may need to reconsider the inclusion of Llangefni here. Please view the latest communication from NRW on the town: [Natural Resources Wales / Update on flood](#)

[risk management in Llangefnj](#). Also, Malltraeth Marsh and Tyddyn y Cob (Y Fali) are protected by flood defence structures, which should be acknowledged.

## Chapter 5

Table 5.1 ('*Some areas of high flood risk*' heading). It is understood that the Coastal Change Management Area policy within the adopted Joint LDP related to coastal erosion rather than flood risk.

We advise the ISA for the LDP should also include any evidence or risks from the third UK Climate Change Risk Assessment (CCRA3) work being led by Public Service Board (PSB).

Given the emphasis TAN 15 places on a plan-led approach, it is important that flood risk and climate change are addressed comprehensively in terms of evidence, strategy, and policy.

Sea level rise, coastal erosion, Shoreline Management Plan 2 (SMP2), coastal adaptation, and marine planning are all relevant factors that should be integrated into the ISA's flood risk and climate change assessments.

Please note that our remit in terms of flood risk management is limited to rivers and sea, we advise that other risk management authorities should input on other flood risk management areas, including the Lead Local Flood Authority.

### **Protected Sites**

In relation to Question 2, you will be aware that there are a number of Sites of Special Scientific Interest (SSSIs) on Ynys Mon that are designated for their geological interest. However, we recommend that Sites of Nature Conservation (SINCs) (Conservation / Biodiversity) and Regionally Important Geological Sites (RIGS) (Geology) are included in the baseline as these form an important secondary (non-statutory) component for biodiversity and geological interest.

### **Water quality**

In relation to Question 2, we advise that details are included of the number of catchments on Ynys Mon failing to achieve good or high status as this is an important driver to determine measures to address water quality and ecological factors.

### **Designated Landscape**

We welcome the ISA Scoping Report's recognition of landscape issues; however we have detailed comments (see Annex 1 below) on all 5 questions which we advise are considered further in your preparation of the next stages of the ISA.

We hope these comments are of assistance. If you have any queries on the above, please do not hesitate to contact us.

We will be happy to provide further advice and guidance in the latter stages of the ISA and look forward to working with you on the LDP.

Yn gywir / Yours faithfully,

**Rhys Jones**

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning  
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: [northplanning@cyfoethnaturiolcymru.gov.uk](mailto:northplanning@cyfoethnaturiolcymru.gov.uk)

---- CONTINUED (ANNEX 1) -----

## **ANNEX 1**

### **Designated Landscapes**

Our landscape planning advice relates to the landscape character and visual amenity of the Ynys Môn National Landscape (YMNL), the name for the legally designated Area of Outstanding Natural Beauty (AONB), and the statutory purpose of the designation to conserve and enhance its natural beauty.

#### **Question One: Are any key documents or messages missing from the policy context review carried out for each Integrated Sustainability Appraisal theme?**

Chapter 3 of the ISA Scoping report includes relevant plans and policies relating to international, national and local issues with section 3.26 referencing landscape, soils and green infrastructure. We have cross referenced the Plans, and Policies which relate to Landscape matters with Annex A and section 3.26 of the ISA Scoping report, and we would expect the following to be included or referenced. Where these are not apparent in the report we have flagged these as “No” and provided links to the policies flagged.

<b>Document Title</b>	<b>Year Published</b>	<b>Present or not</b>
<i>The Infrastructure (Wales) Act</i>	2024	Yes
<i>Planning Wales Act</i>	2015	Yes
<i>Well-being of Future Generations (Wales) Act</i>	2015	Yes
<i>Environment (Wales) Act</i>	2016	Yes
<i>One Wales: One Planet – The Sustainable Development Scheme of the Welsh Assembly Government</i>	2009	Yes
<i>Future Wales The National Plan 2040</i>	2021	Yes
<i>Planning Policy Wales (Edition 12)</i>	2024	Yes
<i>Building Better Places</i>	2020	Yes
<i>Energy Wales: A Low Carbon Transition (2012)</i>	2012	Yes
<i>Technical Advice Note 3: Simplified Planning Zones</i>	1996	Yes
<i>TAN2: Planning and Affordable Housing</i>	2006	Yes
<i>Technical Advice Note (TAN) 6: Planning for Sustainable Rural Communities</i>	2010	Yes
<i>Technical Advice Note (TAN) 7: Outdoor advertisement control</i>	1996	Yes
<i>Technical Advice Note (TAN) 10: Tree preservation orders</i>	1997	Yes
<i>Technical Advice Note (TAN) 12: Design</i>	2016	Yes
<i>TAN13: Tourism</i>	1997	Yes
<i>TAN14: Coastal Planning</i>	2021	Yes
<i>TAN 16: Sport, Recreation and Open Space</i>	2009	Yes
<a href="#"><u>LANDMAP including Using LANDMAP in Landscape and Visual Impact Assessments GN46</u></a>		No
<a href="#"><u>National Landscape Character Areas</u></a>		No
<a href="#"><u>Placemaking Wales Charter</u></a>	2020	No

<a href="#"><u>Good Practice Guidance – Planning for the conservation and enhancement of dark skies in Wales</u></a>	2024	No
<i>European Landscape Convention 2000</i>	2007	Yes
<i>Renewed EU Sustainable Development Strategy</i>	2009	Yes
<i>Natural Resources Policy</i>	2017	Yes
<i>Woodlands for Wales Strategy</i>	2018	Yes
<i>North Wales Regional Plan 2023 to 2028</i>	2017	Yes
<i>Natural Resources Wales North West Wales Area Statement</i>		Yes
<i>Conwy Local Development Plan 2007-2022</i>	2013	Yes
<i>Denbighshire Local Development Plan 2006-2021</i>	2013	Yes
<i>Flintshire Local Development Plan 2015-2030</i>	2023	Yes
<i>Eryri Local Development Plan 2016-2031</i>	2019	Yes
<i>Anglesey and Gwynedd Joint Local Development Plan 2011 -2026 (2017)</i>		Yes
<i>Anglesey Supplementary Planning Guidance – specifically Open Spaces, Onshore Wind Energy, Design for the Urban and Rural Environment,</i>		Yes
<i>Ynys Mon Area of Outstanding Natural Beauty Management Plan 2023-2028</i>		Yes
<a href="#"><u>Guidance for relevant authorities on the Protected Landscapes duty (CRoW Act 2000)</u></a>	2025	No
<a href="#"><u>Natural Resources Wales / Guidance for planning applications for telecommunications apparatus in designated and sensitive landscapes</u></a>	2024	No
<a href="#"><u>Review of Special Landscape Areas in Gwynedd and Anglesey</u></a>	2012	No
<a href="#"><u>Anglesey Landscape Strategy Update</u></a>	2011	No

The narrative on page 17 (Implications on the LDP and SA) confirms that important landscapes should be protected and highlights the need to take account of non-designated sensitive landscapes. We advise that in all developments a landscape-led approach is desirable to maximise the benefits of development, for people, place and nature.

**Question Two: Are there any key data sources or trends missing from the baseline information for each?**

Chapter 4 of the Scoping Report provides the baseline information for the ISA. Section 4.45 focuses on Landscape.

- We welcome the reference to National Landscape Character areas and special landscape areas (these should be referenced in the policy context annex A).
- Whilst national seascapes are referenced at 4.50, Local Seascape Character Areas are not referenced. These should link to the Anglesey Seascape Character Assessment (2013). The only reference to seascapes within the scoping report is 4.50 and cites 9 regional seascape units within the North Wales and Caernarfon Bay national seascape. The Anglesey Seascape Character Assessment identifies thirty-six Seascape Character Areas (SCA's), nine of which are entirely offshore. As pressures on offshore energy and cabling increase it will be important that the ISA and LDP recognise these SCA's and ensure that their characteristics and special qualities are reflected in the LDP.



- Whilst not a designated dark skies reserve or dark skies park, Ynys Mon does include some of the darkest skies in Wales which contributes to its special qualities and the landscape experience. Further data relating to the extent of dark skies in Ynys Mon is available here: [Dark Skies and Light Pollution Report - Final.pdf](#)
- Supporting evidence for a landscape led approach to development is available here: [Supporting evidence for a landscape-led approach to development - Landscape Institute](#).

### **Question Three: Do you have any comments on the identified key issues for each Integrated Sustainability Appraisal Theme?**

Chapter 5 flags the key issues identified and these are described in table 5.1. It would be helpful if these were numbered for ease of reference. Landscape issues are mainly flagged in the following sections:

- The need to protect and enhance the sensitive landscape, particularly around the Anglesey National Landscape.
- Shortages in open space provision including sports facilities and playing pitches.

We agree with the assessment of likely evolution without the LDP, but the issue of seascapes also needs to be flagged. Potential risks and benefits relating to small and larger scale renewable energy, including solar, carbon capture and hydrogen, on and offshore wind and its infrastructure are not flagged.

### **Question Four: Do you have any comments on the Integrated Sustainability Appraisal objectives and/ or assessment questions for each Integrated Sustainability Appraisal theme?**

Section 6 of the ISA describes development of a set of ISA objectives through a framework document (table 6.1) and looks at how delivering ISA goals relate to Strategic Environmental Regulations and other assessment processes.

Landscape matters are mainly included in ISA Objective 8 to **Protect and enhance the quality and character of the landscape**. As previously flagged, this objective needs to include seascapes. We agree with the inclusion of dark skies and tranquillity.

### **Question Five: Do you have any other comments on the Integrated Sustainability Appraisal Scoping Report?**

Many of the objectives in the ISA have potential to cross-reference with other objectives and in reality, policies do frequently relate to numerous objectives and purposes. The sustainability appraisal will need to identify where key cross-overs and potential conflicts lie to help future-proof the LDP and enable multi-faceted decision-making that safeguards sustainability principles.

This is very clearly apparent in landscape matters. For example, achieving balance between *Objective 8 Landscape* and *Objective 14 a Sustainable Economy* may be assisted by clear Supplementary Planning Guidance and detailed Landscape Sensitivity and Capacity studies. The 'Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Study' (Gillespies, 2014) is an example of how this has been provided historically. The ISA may be helpful in highlighting areas where the balance between landscape and other objectives is not clearly articulated and how this may be addressed in future. We would welcome this.

----- END-----



Ein cyf/Our ref: CAS-284283-S7S8  
Eich cyf/Your ref: HRA Scoping Consultation

Isle of Anglesey County Council  
Council Offices  
Llangefni  
Ynys Mon  
LL77 7TW

Dyddiad/Date: 22 August 2025

Dear Sir/Madam,

**ANGLESEY LOCAL DEVELOPMENT PLAN (LDP) – CONSULTATION ON THE  
HABITATS REGULATIONS ASSESSMENT (HRA) SCOPING REPORT**

Thank you for consulting us on the HRA Scoping Report for the Anglesey LDP prepared by LUC (dated 2/5/2025).

We note section 5.3 of the HRA Scoping Report requests our advice as to whether:

- the report has identified the European sites that should be scoped into the HRA,
- the report has correctly identified the sensitivities of the scoped-in European sites,
- the proposed approach to HRA is reasonable.

In response to the final bullet point, we consider the proposed approach to HRA Scoping to be reasonable.

With respect to the first two bullet points, we consider the HRA to have identified the correct sites and sensitivities in most cases, however we have the following advice which should be considered further prior to preparation of a HRA screening report, and appropriate assessment where required.

1. In respect of water quality (water treatment and discharge), section 4.73 of the HRA Scoping Report states: *‘A review of European sites identified by NRW confirmed that there were no European sites hydrologically connected to Anglesey, which are in unfavourable condition and as such no impacts are predicted in relation to this impact pathway. All European sites have therefore been scoped out from further assessment’.*

However, your Report predates the publication of NRW’s updated conservation advice packages (Regulation 37 advice) for the marine Special Area of Conservation (SAC) and Special Protection Areas (SPAs). The updated condition assessments have concluded that nutrient sensitive features at some sites are in unfavourable condition for both chemical (Dissolved Inorganic Nitrogen [DIN]) and biological (phytoplankton and opportunistic macroalgae) indicators of nitrogen enrichment.

Following publication of the updated conservation advice packages, we have developed interim advice for Planning Authorities which was circulated to all the Chief Planners on 25 July 2025. This advice is now available on our [website](#). This advice specifically refers to the Cemlyn Lagoon (Cemlyn Bay SAC) which has been identified as having sensitive features, where nutrient inputs from freshwater catchments may be contributing to a failure to meet the site's conservation objectives.

We therefore refer you to the advice on our website and suggest you will need to take this into account and amend your HRA Scoping Report accordingly.

2. We advise that the Report is reviewed to ensure that all European site features are correctly identified; there are instances where the incorrect site features are listed e.g. the Menai Strait and Conwy Bay SAC is designated for its habitat features only, the Holy Island Coast SAC is not designated for grey seal (page14). In addition, otters are not a feature of Glynllifon SAC, whose sole feature is lesser horseshoe bats. This has a knock-on effect on the rest of the Report and some impact pathways may be able to be screened out as a result.
3. In relation to marine mammals, we have guidance available to competent authorities conducting HRAs on the use of marine mammal management units [Natural Resources Wales / Marine mammal management units in habitat regulations assessments](#).
4. The North Anglesey Marine SAC has been screened out for the impact pathway 'physical loss of habitat – functionally linked habitat' (section 4.10), however the justification provided contradicts the previous section (4.4) where the SAC is screened in for 'physical damage and loss of habitat – onsite'. We also question why the North Anglesey Marine SAC has been screened in for the impact pathway 'non-toxic contamination' while the marine SPAs have been screened out (section 4.50). We advise this section is reviewed.
5. With respect to functional linkage, we advise that the Dyfi SPA is 'scoped in' to the Screening stage. One of the features of the Dyfi SPA is its population of Greenland white-fronted geese. The global wintering range of the population falls entirely within Britain and Ireland. In Wales, wintering Greenland white-fronted geese are restricted to two key sites, the Dyfi Estuary SPA and Anglesey, and number less than 40 birds. We consider there is potential for habitats on Anglesey to be potentially functionally linked with the SPA. We therefore advise that the Dyfi SPA is 'scoped in' to the HRA Screening Report that will be prepared.
6. Paragraph 4.18 of the HRA Scoping Report states the following: "*Great crested newt will typically disperse up to 500m away from breeding ponds and therefore this range has been applied to assess for impacts on functionally linked habitat. Anglesey Fens SAC, Abermenai to Aberffraw Dunes SAC and Glan-traeth SAC are all within Anglesey and have therefore been scoped in for further assessment at Screening stage*". We agree that these sites should be scoped in, however, we advise that GCN may disperse up to 1.6km<sup>1</sup> and therefore the Screening stage will need to consider this distance with respect to assessing impacts on functionally linked habitat.

---

<sup>1</sup> Bernhard, T., Driver, D., Dyer, S., Edgar, P., Ellis, M., Foster, J., Howe, E., McKinnell, J., and Raynor, R. 2022. Guidelines for the Selection of Biological SSSIs. Part 2: Detailed Guidelines for Habitats and Species Groups. Chapter 18 Reptiles and Amphibians. Joint Nature Conservation Committee, Peterborough. Link to the document [here](#).

7. We note that the Air Quality section of the HRA Scoping Report focuses on construction traffic. However, there is no consideration of air pollution from ammonia, such as from agricultural developments. European sites that are currently proposed to be 'scoped out' in terms of air pollution could be affected by agricultural developments. We advise that the HRA Scoping Report is reviewed and that sites sensitive to ammonia pollution are identified and scoped into the Screening Report that will be prepared. Further information is available on [our website](#) and on [APIS](#). Please contact us if you require further assistance with respect to identifying the sensitive sites.

The comments we have provided are made without prejudice to any comments we may wish to make when consulted on any subsequent HRA consultations. At the time, there may also be new information available which we will need to take into account when making a formal response.

If you wish to discuss further, or require clarification or further information, please do not hesitate to get in touch.

Yn gywir / Yours faithfully,

**Rhys Jones**

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning  
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: [northplanning@cyfoethnaturiolcymru.gov.uk](mailto:northplanning@cyfoethnaturiolcymru.gov.uk)

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

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Isle of Anglesey County Council	
Report to:	Planning Policy Committee
Date:	10 <sup>th</sup> September 2025
Subject:	Draft Annual Monitoring Report 2024-25
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:	<a href="mailto:johnwilliams2@ynysmon.llyw.cymru">johnwilliams2@ynysmon.llyw.cymru</a>
Local Members:	Applicable to all Elected Members

## 1.0 Purpose of Report

1.1 This report focuses on the following:

- Present the Annual Monitoring Report for agreement prior to its submission to Welsh Government.

## 2.0 Decision required

2.1 That the Committee endorses the Annual Monitoring Report 2024-25 and submission to Welsh Government.

## 3.0 Annual Monitoring Report (AMR)

3.1 Members will be aware that Local Development Plans are required to be monitored annually and a report summarising such monitoring must be submitted to the Welsh Government by 31st October each year. The purpose of this report is to present a draft of the seventh Annual Monitoring Report, which reports on the period 1st April 2024 – 31st March 2025. The AMR has been compiled by officers of the Planning Policy Team.

3.2 The AMR provides an important evidence base for the review of the Joint Local Development Plan (JLDP) and over time AMRs can show trends, clarify which policies are delivering or otherwise and highlight whether there are any voids or omissions in policy provision.

3.3 The AMR lists key findings and these are identified as:

- Permission granted for 88 new residential units during 2024/25;
- 249 units completed in 2024/25 (which exceeds the indicative Average Annual Requirement of 232 units for Anglesey<sup>1</sup>).
- 104 affordable housing units completed in 2024-25 which is 41.76% of the total completions for the year.
- 2,697 units have been completed in Anglesey between the base date (2011/12) and 2024/25, whilst the trajectory anticipated a figure of 3,231 units.
- 63% of the housing units permitted during the AMR period are within Urban Service Centres. 16% of units have been permitted within Local Service Centres with a further 19% permitted in Villages, Clusters and Open Countryside.
- 1 affordable housing exception site (whole estates) was permitted during the AMR period, 1 rural enterprise dwelling was permitted and 0 affordable dwellings in open countryside (section 106 agreement) permitted. 1 Grade II listed outbuilding enabling development was also permitted.
- 44% of the units granted permission and completed since the Plan's adoption are affordable units (496 affordable units out of 1134 total units).
- No planning applications were approved for a type of development that would be considered as a 'highly vulnerable development' in accordance with Figure 2 of Technical Advice Note 15 (Development and Flood Risk). Further, all applications located (partly/fully) within the C2 flood zone complied with the tests as contained within TAN 15.
- A total of 8 planning applications were permitted on safeguarded employment sites in accordance with Policy CYF1. All of these applications were associated with uses in use classes B1, B2, and B8 or other existing uses located on the employment sites.
- The rate of economic growth on the Isle of Anglesey increased since the previous AMR and was higher than the Welsh average during the AMR period.
- There has been an increase of 9.6% in the overall number of commuters from Anglesey to Gwynedd during the last AMR period.
- One of the strategic objectives of the JLDP is to facilitate diversity in the rural economy. This is reflected in permissions granted during the AMR period for a range of employment uses such as:
  - tourism sites,
  - new business and retail units,
  - childcare units,
  - home beauty, artist and tattoo studios,
  - dog grooming business,

---

<sup>1</sup> The Joint Plan Annual Average Requirement is 479. An indicative annual average requirement for Anglesey and Gwynedd has been used to assist in monitoring completions post 2023.

- eye clinic,
    - wedding venue,
    - new residential care accommodation,
    - agricultural developments.
  - In terms of planning appeals, 13 out of 19 appeals to PEDW were dismissed during this AMR period with the remainder being allowed. This represents a 68.4% appeal dismissal rate.
- 3.4 The key findings demonstrate that house completions for the period exceed those of previous years but overall completions remain down in comparison with the target figures set out in the Plan. In terms of diversifying the rural economy, the policies are facilitating a variety of small businesses to establish. In the consideration of planning appeals, the policies appear to be performing well with almost 70% of appeals being dismissed.
- 3.5 This AMR only reports data from Anglesey only given the termination of joint working arrangements with Gwynedd Council on Planning Policy matters in April 2023. It follows the same format as previous reports and documents the performance of the JLDP relative to Anglesey only.
- 3.6 The information presented in the Report provides useful evidence to inform future policy development particularly in the context of the preparation of a new Local Development Plan (LDP) for Anglesey that will reflect the Island's needs from environmental, economic and social perspectives.

#### **4.0 Recommendation**

- 4.1 It is recommended that Members consider and agree the draft AMR (**Appendix 1**) and its conclusions (as noted above in the key findings) in order that it may be submitted to Welsh Government by the required date of 31 October 2025.

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CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL

[ynysmon.llyw.cymru](http://ynysmon.llyw.cymru)

[anglesey.gov.wales](http://anglesey.gov.wales)

# Anglesey and Gwynedd Joint Local Development Plan 2011– 2026

## 7th Annual Monitoring Report (Anglesey Report)

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



Anglesey County Council



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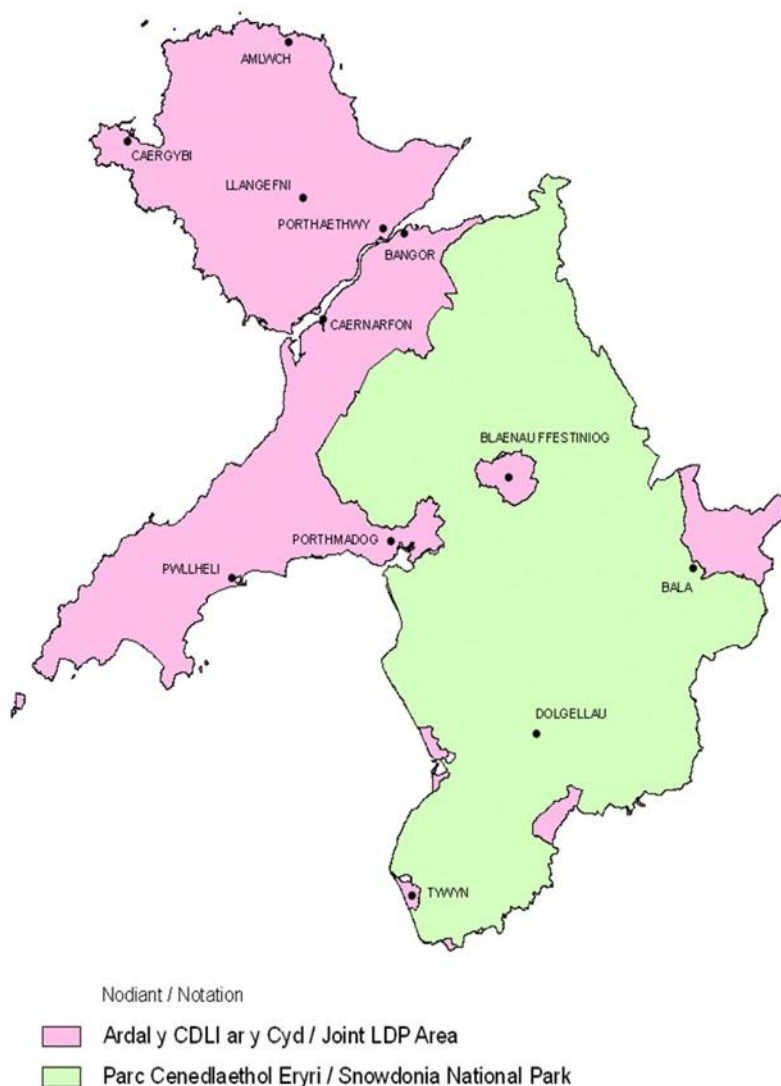
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## Executive Summary

The Gwynedd and Anglesey Joint Local Development Plan (Joint LDP) was adopted on 31 July 2017. The Joint LDP area includes Anglesey and the Gwynedd Planning Authority area. It does not include the parts of Gwynedd that are within the Eryri National Park.



Monitoring is a continuous part of the process of drawing up a plan. Monitoring is the connection between gathering evidence, the plan's strategy and the work of drawing up policies, implementing policies, evaluating and reviewing the Plan. The Monitoring Framework is in Chapter 7 of the Joint LDP. It includes a total of 70 indicators that are used to monitor the effectiveness of the Plan and its policies. It also includes a series of targets and defines thresholds that trigger further action, when required. The Monitoring Framework was developed in accordance with Welsh Government Regulations, and it was considered at the Public Inquiry for the Joint LDP.

As part of the Development Plan's statutory process, Councils must prepare an Annual Monitoring Report (AMR). In 2023 Isle of Anglesey County Council and Cyngor Gwynedd ended their joint working agreement on planning policy matters. As a result this AMR will focus only on indicators that are of relevance to Anglesey. This is the seventh AMR to be prepared since

the Joint LDP was adopted. This AMR looks at the period from 1st April 2024 to 31<sup>th</sup> March 2025. It is a requirement to submit the Report to the Welsh Government and publish on the Councils' websites by 31 October 2025. In 2023 Isle of Anglesey County Council and Cyngor Gwynedd ended their joint working agreement on planning policy matters. As a result this AMR will focus only on indicators that are of relevance to Anglesey.

As a visual aid when monitoring the effectiveness of policies and to provide an overview of performance, key indicators and outcomes are shown in the table below.

Description	Number of Indicators
Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.	31
The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation	21
Local policy does not provide expected results and there are resulting concerns regarding Policy implementation	6

A summary of the outcomes of assessing the indicators is shown in the following table:

Assessment	Action	Number of indicators in the category
Where indicators suggest that LDP policies are effectively implemented	No further action needed except for continuing to monitor	31
Assessment of decision on planning applications suggests that policies are not being implemented as intended	Perhaps and officer and / or Member needs additional training.	0
Assessment suggests that additional further guidance is needed for those identified in the Plan to explain how policy should be implemented correctly, or to facilitate the development of specific sites.	Publish an additional Supplementary Planning Guidance, that could include the development briefs of specific sites, work closely with the private sector and infrastructure providers, where relevant.	0
Assessment suggests that policy is not as effective as expected.	Further research and investigation required, which includes examining contextual information about the Plan area or topic field.	27
Assessment suggests that policy is not being implemented	Review the policy in accordance with that	0
Assessment suggests that the strategy is not being implemented	Reviewing the Plan	0
Target has been met / or data not relevant to Anglesey LPA	No further action required	11

As can be seen above, most indicators do not require any further action with the expectation to continue to monitor. Some indicators have been coloured grey as they have been achieved and therefore no further action is required and therefore are not noted above.

When assessing the performance of the Joint LDP, as well as considering the indicators, the AMR must consider any national, regional and local contextual changes that have taken place in the previous year. The resulting impact of these changes on the Joint LDP must also be considered.

## Key Findings of the AMR

- Permission granted for 88 new residential units during 2024/25;
- 249 units completed in 2024/25 (which exceeds the indicative Average Annual Requirement of 232 units for Anglesey).
- 104 affordable housing units completed in 2024-25 which is 41.76% of the total completions for the year.
- 2,697 units have been completed in Anglesey between the base date (2011/12) and 2024/25, whilst the trajectory anticipated a figure of 3,231 units.
- 63% of the housing units permitted during the AMR period are within Urban Service Centres. 16% of units have been permitted within Local Service Centres with a further 19% permitted in Villages, Clusters and Open Countryside.
- 1 affordable housing exception site (whole estates) was permitted during the AMR period, 1 rural enterprise dwelling was permitted and 0 affordable dwellings in open countryside (section 106 agreement) permitted. 1 Grade II listed outbuilding enabling development was also permitted.
- 44% of the units granted permission and completed since the Plan's adoption are affordable units (496 affordable units out of 1134 total units).
- One of the strategic objectives of the JLDP is to facilitate diversity in the rural economy, that objective has been successful during the AMR period, with permissions having been given for a range of employment uses such as caravan and camping tourism sites, new business units, Childcare units, Home beauty studios, Artist Studios, Dog grooming business, Eye Clinic, Tattoo Studio, Retail units, Wedding Venue, new residential care accommodation, Agricultural Developments.
- In terms of planning appeals, 13 out of 19 appeals to PEDW were dismissed during this AMR period with the remainder being allowed. This represents a 68.4% appeal dismissal rate.
- Indicator D21 sets targets for achieving the potential renewable energy resources identified in the Plan. It was expected that 50% of this of 1,113.35 GWh for electricity and 23.65Wh for heat would have been achieved by 2021. However up to 2024 only 92.6 GWh in addition to the figures in tables 7 and 8 in the joint LDP has been provided. Therefore, the target of 50% the renewable energy potential for heat and electricity being delivered by 2024 has not been achieved. The permitted schemes have a potential for energy generated to achieve the target within the Plan. However some of the proposals have had permission for some time. It is clear therefore that the failure to achieve the target within the Plan is in relation to the implementation of schemes rather than a failure of the Plan's Renewable Energy Policies.

## Plan Review

In accordance with national guidelines, LDPs must be reviewed every four years and a Revised Plan prepared. The current Plan was adopted on 31 July 2017 and therefore a Review Report was prepared. The conclusion of the Review Report was to undertake a Full Revision of the Joint Local Development Plan which is tantamount to the preparation of a new Plan. This was followed by a decision by Cyngor Gwynedd's Cabinet and Isle of Anglesey County Council's

Executive to end the collaboration arrangement between the two Councils and to prepare separate Development Plans. The collaboration arrangement ended on 31 March 2023 and new policy teams were established for both Councils. The conclusions of all the AMRs will form part of the evidence base that will contribute to the preparation of the new Local Development Plan for Anglesey.

## **Monitoring the Sustainability Assessment (SA)**

Appendix 1 provides a detailed assessment of the performance of the LDP against the SA monitoring objectives. Detailed indicators have been identified to provide more specific evidence for the performance of the LDP against the SA Objectives outlined in the LDP.

# Introduction

The Joint Local Development Plan (JLDP) adopted on 31 July 2017 provides a land use framework that forms the basis for decisions surrounding development in the Plan area during the lifespan of the JLDP (up to 2026). The Plan area does not contain the parts of Gwynedd that are within the Snowdonia National Park.

Sub-section 76 of the Planning and Compulsory Purchase Act 2004 requires that Councils produce an Annual Monitoring Report (AMR) for their LDPs following adoption and keep a regular eye on every matter that is expected to impact the development of the LDP area. Welsh Government has published regulations and guidelines on what should be expected in an AMR.

## Indicators

There is an expectation within the Local Development Plan Manual (Edition 3) that every monitoring framework includes key indicators related to the following:-

Core indicator	Reference in the monitoring framework
The spatial distribution of housing development	D25
The annual level of housing completions monitored against the Anticipated Annual Build Rate (AABR).	D47
Total cumulative completions monitored against the anticipated cumulative completion rate.	D44
Number of affordable housing constructed compared to the target in the Plan.	D47
The type of affordable housing constructed (tenure)	Not currently being monitored.
Employment land take-up against allocations	D32 & D33
Market viability for housing developments	D50
Housing development rate on allocations.	D45 & D46
Developing key infrastructure projects.	Not currently being monitored
Gypsy and Travellers accommodation sites that are developed.	D56, D57 & D58
Scale / type of highly vulnerable development permitted within C2 flood risk areas.	D18

The Monitoring Framework also contains a variety of local and contextual indicators noted by the Council relating to the context of the JLDP area and wider economic, social and cultural matters in turn.

Each of these indicators need to be monitored, and the nature of the data collected will vary from one to the other. Some are factual (e.g. has a development or SPG been delivered within the proposed timetable?), whilst others call for the collection of data and monitoring over a longer period (e.g. house completion figures).

## Actions



The Monitoring Framework notes a range of achievable actions that could address any shortcomings or unexpected outcomes. However, it does not necessarily follow that a failure to achieve a specific target will be interpreted as a policy failure that would automatically mean that this policy (or the entire Plan) becomes the subject of a review.

The table below notes the potential actions that could derive from monitoring, and these are noted in the Monitoring Framework in Chapter 7 of the JLDP. There are several possible options to help deal with indicators that give the impression of a failure to deliver in line with the expectation.

Assessment	Action
Where indicators suggest that LDP policies are effectively implemented	No further action needed except for continuing to monitor
Assessment of decision on planning applications suggests that policies are not being implemented as intended	Officer and/or Member may require additional training
Assessment suggests that additional further guidance is needed for those identified in the Plan to explain how policy should be implemented correctly, or to facilitate the development of specific sites.	Publish an additional Supplementary Planning Guidance, that could include the development briefs of specific sites, work closely with the private sector and infrastructure providers, where relevant.
Assessment suggests that policy is not as effective as expected.	Further research and investigation required, which includes examining contextual information about the Plan area or topic field.
Assessment suggests that policy is not being implemented	Review the policy
Assessment suggests that the strategy is not being implemented	Review the Plan
Target has been met or data not relevant to Anglesey LPA	No further action required

To assist with the interpretation of the monitoring, a simple colour plan was used, to illustrate how the indicator is performing:

Description
Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
Local policy does not provide expected results and there are resulting concerns regarding Policy implementation

This AMR follows a similar format to previous versions, however, the focus for AMR 7 is on data relevant to Anglesey only. The information presented will be useful as evidence from the preparation of the new LDP.

# Analysing Contextual Changes

During the monitoring period, new and updated policy documents/guidelines were published, and legislation introduced. It is important to understand the various factors that could impact the performance of the Joint LDP, from global and national levels, down to local policies and the Council's own guidelines. Some changes are clearly completely beyond the Council's control. This Chapter provides a brief overview of the relevant contextual content published during this monitoring period. It includes national legislation, and plans, policies and strategies on a national, regional and local level. Any potential general implications for the entire JLDP are outlined where appropriate. General economic trends that have appeared during the period of the AMR are also outlined. Contextual information that is specific to a particular policy field in the JLDP will be provided in the relevant policy analysis section for convenience and, therefore, will not be repeated here.

## The National Context

### Technical Advice Note (TAN) 15 (Development, Flooding and Coastal Erosion)

In March 2025, an updated planning advice on flooding through a new Technical Advice Note 15 (TAN) was published. The TAN requires LPAs when preparing their LDP to undertake a full Strategic Flood Consequences Assessment (SFCA) and to use the outputs of these studies to inform land allocations in their LDPs. It is the role of the SFCA to identify flood risk from a variety of sources and to provide critical information to make informed decisions about land use development. The new TAN places increased emphasis on the LDP as the mechanism for both allocating sites but also identifying flood mitigation measures and assessing risk.

## Planning Policy Wales

The latest version of Planning Policy Wales (PPW), Edition 12, was published in February 2024. It is structured around four key themes: Strategic and Spatial Choices; Active and Social Places; Productive and Enterprising Places; and Distinctive Natural Places. PPW outlines the main policy objectives and principles, including policies on key land use topics.

Related to the amendments to the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995, complementary changes are also being made to section 4.2 of Planning Policy Wales (PPW). These policy changes make it explicit that, where relevant, the prevalence of second homes and short-term lets in a local area must be taken into account when considering housing requirements and policy approaches in Local Development Plans (LDPs). The amendments to PPW make it clear that where a local planning authority introduces an Article 4 Direction, it should reinforce its actions by requiring conditions to be placed on all new dwellings restricting their use to Class C3 where such a condition would meet the relevant tests. Local authorities should also allocate sites in LDPs restricted to C3 use, including local market housing, in areas where they are seeking to manage second homes and short-term lets.

To address the nature emergency there is a revised Chapter 6 'Distinctive and Natural Places' whereby there are policy changes to green infrastructure, net benefit for biodiversity and the step wise approach, protection for Sites of Special Scientific Interest and trees and woodlands.

A key change is the requirement that all planning applications that are submitted should include a 'Green Infrastructure Statement'. Chapter 6 of PPW12 indicates that a 'Green Infrastructure Statement' should describe how green infrastructure has been incorporated into the proposal.

## **The Regional Context**

### **Strategic Development Plans**

Strategic Development Plans (SDPs) in Wales are currently in the early stages of development, with the earliest SDPs expected to be adopted around 2030. These regional plans, prepared by Corporate Joint Committees (CJCs) and will address strategic, cross-boundary issues like housing, transport, and infrastructure, guiding future development across Wales. SDPs will influence the next generation of LDP's, which will become "Local Development Plan Lites" (LDPLs) once the SDPs are in place.

The preparation of the North Wales SDP will be taken forward by a Corporate Joint Committee (CJC) comprising of Conwy CBC, Denbighshire CC, Flintshire CC, Gwynedd Council, Isle of Anglesey CC, Wrexham CBC and the Snowdonia National Park Authority. The SDP will provide a blueprint for how North Wales will grow and develop in the coming decades, making sure that growth is planned and sustainable. It will be a key document for shaping the future of the region and will guide local development decisions.

### **Regional Transport Plans**

The Draft North Wales Regional Transport sets out plans to enhance the transport network in North Wales in order to support the region's economic, social and environmental well-being. In relation to land use planning, Policy LU1 supports the principal of Transit-Orientated Development (an urban planning strategy that focuses on creating high-density, mixed-use development around public transport hubs) for new developments in North Wales. The policy states that "it is crucial that sustainable transport is a key consideration in development planning. Mixed-use developments should combine residential, commercial and recreational spaces within easy walking distances of bus and rail stations. Building more homes nearer to stations will increase accessibility and reduce the reliance on the private car. This must be supported by wider policies and interventions involved in enhancing the frequency, reliability, and coverage of public transport services to make them a viable alternative to car travel, and making our roads, streets and public spaces to feel safe and convenient for walking, wheeling and cycling."

## **The Local Context**

### **Anglesey Freeport**

The UK and Welsh Governments confirmed in March 2022 that the Anglesey Freeport will be one of two free ports to be established in Wales. Freeports remove trade barriers and provide easements that simplify how businesses can operate. According to modelling estimates, the freeport would attract £1 billion worth of much-needed investment, including around 3,500 to 13,000 high-wage jobs across the region. Achieving freeport status now has the potential to provide real change to communities across Anglesey and the wider north Wales region.

Freeport status will also provide a significant boost to the county council's Energy Island Programme - which aims to become a hub for low carbon energy research and development, innovation productivity and servicing - and supports its ambitious target of achieving net zero by 2030. The freeport will absorb much of the employment land allocated in the JLDP meaning that new employment land will have to be allocated in the new LDP.

# Analysis of Indicators

## Safe, Healthy, Distinctive and Vibrant Communities

### Welsh Language and Culture

Census 2021 figures for the number of Welsh speakers have been published for the whole of Wales, Welsh Local Authorities and for each Lower Super Output Area (LSOA). In Wales the number able to speak Welsh was 17.8% which is a decrease of 1.2% since 2011 in fact 18 out of the 22 Welsh Local Authorities had a decrease with the largest decrease in Carmarthenshire (-4.0%), the largest increase was seen in Cardiff (+1.1%).

In Anglesey on the Census Day in 2021 there were 37,413 people (aged 3+) able to speak Welsh which equates to 55.8%. In 2011 the corresponding percentage was 57.2% with the number of Welsh speakers aged 3+ in 2011 being 38,568. Therefore, the proportion has fallen by 1.4% with the number of Welsh speakers down by 1,155.

The following table sets out the change that has been seen in Anglesey and Wales as a whole on the percentage of Welsh speakers' basis per age group:

Age Group	Anglesey	Wales
3 – 15	-3.5%	-5.7%
16 – 24	+1.7%	+0.8%
25 – 34	+0.7%	+0.9%
35 – 49	+3.0%	+1.1%
50 – 64	-1.5%	-0.7%
65 – 79	-4.7%	-2.1%
80 +	-0.6%	-2.6%

There is a fairly consistent pattern as to which ages have seen an increase or decrease. It is unclear if the COVID-19 pandemic has had an impact on the decline which has been in the age of 3-15 with many children being taught online at home rather than at school. This should be kept in check through discussions with the Education Service to establish any more up-to date statistics they have for children's language skills in the local schools.

The following table sets out the 5 neighbourhoods (LSOA) that have seen the largest increase in the percentage of Welsh speakers between 2011 and 2021:

Neighbourhood (LSOA)	Increase in %
Porthyfelin 2 (Holyhead)	+4.9%
Kingsland (Holyhead)	+2.9%
Llanfair-yn-neubwll 2 (Caergeiliog / Llanfihangel yn Nhowyn)	+2.6%
Rhosyr (Dwyran / Niwbwrch / Llangaffo)	+1.9%
Trearddur 2	+1.2%

Some of these neighbourhoods have seen significant housing developments since 2011 which reflects population growth. Kingsland (Holyhead) has seen growth of 176 people in its 3+ population between 2011 and 2021 with the Cae Rhos estate adding around 50 houses to the neighbourhood. In Trearddur 2, the number of Welsh speakers reduced from 391 to 364 (- 27)

but the number of non-Welsh speakers reduced from 767 to 677 (-90). In the period 2019 to 2023 the number of second homes / holiday accommodation at Trearddur Community Council has increased from 387 units to 455 (+68).

In Caergeiliog which falls partly within Llanfair-yn-neubwll 2 the number of Welsh speakers has fallen slightly from 485 in 2011 to 481 in 2021 (-4) while the non-Welsh language number has fallen from 915 in 2011 to 812 in 2021 (-103). In the period 2019 to 2023 there has only been an increase of 1 unit in the number of second homes / holiday accommodation from 37 to 38 units. It is therefore unlikely that the reduction in the number of non-Welsh speakers in this community has been driven by an increase in second homes / holiday accommodation since 2011. In terms of new housing in the period 2011 to 2021 6 units were completed in Caergeiliog.

In Porthyfelin 2 (Holyhead) the number of Welsh speakers has increased from 449 in 2011 to 501 in 2021 (+52) while the non-Welsh language number has fallen from 684 in 2011 to 625 in 2021 (-59). In terms of housing developments there is no significant site developed in the neighbourhood which is perhaps a reason that the 3+ population has decreased slightly from 1,133 in 2011 to 1,126 in 2021 (-7).

In terms of the 5 neighbourhoods that have seen the largest increase in the number of Welsh speakers between 2011 and 2021 the details are in the following table:

Neighbourhood (LSOA)	Increase in numbers
Kingsland (Holyhead)	+122
Parc a'r Mynydd (Holyhead)	+115
Llanfihangel Esceifiog (Gaerwen)	+98
Cyngar (Llangefni)	+97
Llanfair yn Neubwll 1 (Bodedern / Caergeiliog)	+86

The following table sets out the neighbourhoods (LSOA) that have seen the largest percentage decrease of Welsh speakers between 2011 and 2021:

Neighbourhood (LSOA)	Decrease by %
Cefni (Llangefni)	-7.9%
Llaneilian (Penysarn/Rhosybol)	-6.3%
Tudur (Llangefni)	-5.9%
Llanbadrig (Cemaes)	-5.3%
Porth Amlwch	-3.0%

The population of Cefni (Llangefni) increased by 215, with the number of Welsh speakers increasing by 42 people but the number of non-Welsh speakers increasing by 173 people. In Llaneilian (Penysarn / Rhosybol) the population of 3+ has increased by 69 people, however the number of Welsh speakers has decreased by 104 people with the number of non-Welsh speakers increased by 173 people. Tudur (Llangefni) has seen an increase of 34 people in its 3+ population but a decrease in the number of Welsh speakers by 62 people with the number of non-Welsh speaking increased by 96 people. In Llanbadrig (Cemaes) the population 3+ has seen a decrease of 168 people with the number of Welsh speakers reduced by 149 people and non-Welsh speaking by 19 people. Porth Amlwch, which covers the vast majority of the Town, has seen its population decrease by 46 with the number of Welsh speakers reduced by 148 people while the non-Welsh language number has increased by 102 people.

<b>Indicator</b>	<b>D1. % Welsh speakers in 2021 in Anglesey and Gwynedd</b>
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<b>Objective</b>	<b>SO1.</b> Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.
<b>Key Policies</b>	<b>PS1.</b>
<b>Target</b>	New developments contribute to maintaining or strengthening the Welsh language in Anglesey and Gwynedd. (Note: Direct impact of new development on the use of the Welsh language in individual communities and Plan Area is a difficult area to monitor, given that the Plan cannot differentiate on the basis of language ability. The Council considers a combination of approaches is required in order to monitor the effectiveness of policies, including the indicators set out under this theme.)
<b>Trigger Point</b>	Biennial narrative about relevant completed schemes, e.g. under Policy PS 1, Policy TAI 1 – Policy TAI 7, by 2019

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 2 (2019 – 2020)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 3 (2020 – 2021)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 4 (2021 – 2022)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 5 (2022 – 2023)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 6 (2023 – 2024)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 7 (2024 – 2025)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation

<b>Analysis.</b>
<p>The role of planning is limited to trying to create the best possible circumstances through the Plan's policies to facilitate sustainable development that could increase the percentage of Welsh speakers. There are a number of policies within the Plan which help to facilitate sustainable development which are:</p> <ul style="list-style-type: none"> <li>• Policy TAI 5 'Local Market Housing' which prevents any open market housing within the coastal settlements listed;</li> <li>• Policy TAI 15 'Affordable Housing Threshold and Distribution' requires an affordable element for the development of 2 or more housing units within Centres and Villages;</li> <li>• Policy TAI 16 'Exception Sites' supports developments 100% affordable housing;</li> <li>• Policy TAI 6 'Clusters' and TAI 7 'Conversion of Traditional Buildings in the Open Countryside to Residential Use' only supports affordable housing provision;</li> <li>• Policy TAI 8 'Appropriate Housing Mix' ensures that all residential development contributes towards improving the balance of housing and meets the identified needs of the whole community;</li> </ul> <p>Due to the reliability and the availability of language skills figures from the 2021 Census, this year the AMR (as previously) is focusing on Census figures rather than figures from annual surveys.</p>

### Analysis.

In Anglesey on the Census Day in 2021 there were 37,413 people (aged 3+) able to speak Welsh which equates to 55.8%. In 2011 the corresponding percentage was 57.2% with the number of Welsh speakers aged 3+ in 2011 being 38,568. Therefore, the proportion has fallen by 1.4% with the number of Welsh speakers down by 1,155.

As highlighted in the previous chapter some areas have seen an increase in the percentage of speakers whilst others have seen an increase in the number but a decrease in the percentage. For some neighbourhoods this may be based on a loss of units from housing stock to use as second homes / holiday accommodation. In many of the neighbourhoods that have seen the greatest reduction in the percentage of Welsh speakers there has been very little new housing growth through the JLDP.

One issue that has become more prominent in recent years is the impact of second homes / holiday accommodation on the housing stock. This creates a problem for the local community which can be priced out of the open housing market. The Welsh Government responded to this problem by reforming the use classes for housing. Previously the use of a dwellinghouse for the purpose of a second home or short-term holiday accommodation was defined as a C3 (dwellinghouse) use and as such it was not necessary to receive planning permission for these uses. Now, by amendment to the Town and Country Planning (Use Classes) Order 1987 there have been specific use classifications introduced for:

- C3: Main home
- C5: Second home
- C6 Short-term holiday let

Further there has been an amendment to the Town and Country Planning (General Permitted Development) Order 1995 (as amended) which allows the unrestricted change between these use classes, that is, it is not necessary to obtain planning permission in order to be able to change between the use classes concerned.

To be able to manage these unrestricted changes of use, Local Planning Authorities can introduce an Article 4 Direction. An Article 4 Direction would revoke specific permitted development rights if exceptional circumstances exist. Introducing an Article 4 Direction would require planning permission to change use from being a main residential space (use class C3) to a second home use (use class C5) or holiday accommodation (Use class C6). (See Chapter 2 above for detail on these National changes). A draft Article 4 Direction is currently under consideration by the Council.

The table below sets out the situation for applications that have been granted and completed planning permission since the adoption of the Plan:

Period	Number of Units which gained planning permission and were completed during the plan period	Number which are Affordable Housing	Percentage of Affordable Housing
AMR 1	56	35	62.5 %
AMR 2	90	45	50.0 %



Period	Number of Units which gained planning permission and were completed during the plan period	Number which are Affordable Housing	Percentage of Affordable Housing
AMR 3	125	55	44.0 %
AMR 4	205	87	42.4 %
AMR 5	231	117	50.6 %
AMR 6	178 (Anglesey Only)	53	29.8 %
AMR 7	249 (Anglesey only)	104	41.8%

#### Analysis.

The factors referred to above highlight how the Plan seeks to ensure that new developments address the needs of the local community. As can be seen from the above analysis of the Census results, many of the local changes are due to movements within the existing housing stock that are outside of the Plan's control. With the National changes to use classes for houses and a permission to introduce an Article 4 Direction, Councils can in future have more control of the number of second homes / holiday accommodation arising out of the existing housing stock. Were the Article 4 Direction to be introduced, this will need to be reflected in the formulation of housing policies into the New Local Development Plan as well as updating the evidence supporting the Local Market Housing Policy to extend the area where it applies.

#### Actions.

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D2.</b> Planning applications permitted where Welsh language mitigation measures are required.
<b>Objective</b>	<b>SO1.</b> Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.
<b>Key Policies</b>	<b>PS1.</b>
<b>Target</b>	Where required, significant harm to the character and the language balance of a community is avoided or suitably mitigated in accordance with Policy PS 1
<b>Trigger Point</b>	One planning application permitted in any one year contrary to Policy PS1

Outcome / Actions, year on year:

AMR 1 (2018 - 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 2 (2019 - 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 3 (2020 - 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 4 (2021 - 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.

AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.

#### Analysis.

As highlighted in the response to Indicator D1, in the year 2024/25 planning permission was granted for 240 new housing units (i.e. sites that did not have permission on the date the Plan was adopted). These units have obtained permission on sites of the sizes highlighted in the table below:

Size of Housing Applications	Number of Sites	Total number of units
1 unit	36	36
2 to 5 units	13	46
6 to 10 units	6	46
11+ units	6	112

#### Analysis.

There were 3 Linguistic Assessments and 9 Linguistic Statements with applications that were determined where they met the thresholds within PS Policy 1 (see Indicator D3 for details of the type of applications these were submitted with). In addition, in accordance with Annex 5 of the CCA, consideration has also been given to the Welsh language for applications that fall below the threshold of those requiring a formal Statement or Assessment.

#### Actions.

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D3.</b> Number of planning applications accompanied by a Welsh language statement or a Welsh language impact assessment.
<b>Objective</b>	<b>SO1.</b> Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.
<b>Key Policies</b>	<b>PS1.</b>
<b>Target</b>	All relevant planning applications to be accompanied by a Welsh language statement or a Welsh language impact assessment.
<b>Trigger Point</b>	One Welsh language statement or Welsh impact assessment in any one year that does not address factors relevant to the use of the Welsh language in the community.

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.

AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.

#### Analysis.

During the monitoring period, 9 Welsh Language Statements in total were submitted in Anglesey. In addition, in accordance with Annex 5 of the CCA, consideration has been given to Welsh for applications below the threshold requiring a formal Statement or Assessment. In the cases where Welsh Language Statements/Assessments were submitted which did not follow the main structure of the response template contained in the SPG "Maintaining and Creating Distinctive and Sustainable Communities" adopted in July 2019 further information was requested from the applicant to ensure that they complied with the requirements of the adopted CCA. It is considered that the policies are continuing to being implemented effectively.

#### Actions.

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D4.</b> Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities
<b>Actions</b>	Target has been met during AMR2, no need to continue to monitor

<b>Indicator</b>	<b>D5.</b> Number of planning applications granted where new or improved infrastructure has been secured through developer contributions.
<b>Objective</b>	<b>SO2.</b> Ensure that appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities, or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development.
<b>Key Policies</b>	<b>ISA 1, ISA 2, ISA 4, ISA 5.</b>
<b>Target</b>	Where appropriate, new development will address the impact on communities through the provision of new or improved infrastructure in accordance with Policy ISA 1.
<b>Trigger Point</b>	One planning application permitted contrary to Policy ISA 1 in any one year.

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
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AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.

#### Analysis.

The Plan's policies attempt to ensure that the infrastructure provision is sufficient for new developments. If this is not the case, then financial contributions can be sought from developers to ensure that a sufficient infrastructure capacity exists. 2 planning applications were submitted where there was new or enhanced infrastructure through developer contributions. These were contributions for education purposes and biodiversity mitigation. No planning application was approved contrary to Policy ISA 1 during the monitoring period. The target to prevent developments from being approved where there is insufficient infrastructure in any one year is therefore being met.

#### Actions.

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D6.</b> Number of planning applications for change of use of facilities.
<b>Objective</b>	<b>SO2.</b> Ensure that appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities, or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development
<b>Key Policies</b>	<b>ISA 1, ISA 2, ISA 4, ISA 5.</b>
<b>Target</b>	Viable community facilities retained in accordance to Policy ISA 2.
<b>Trigger Point</b>	One viable community facility lost contrary to Policy ISA 2 in any one year.

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.

AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.

#### **Analysis.**

Policy ISA 2 aims to protect existing community facilities and encourage the development of new facilities where appropriate. A total of 8 planning applications were submitted where a former community facility would be lost as part of the development (5 former chapels that were no longer in use, 1 former pub, 1 former bank, and 1 former church). However, none of these applications were contrary to Policy ISA 2 as there was evidence that the facilities in question were not viable and/or had not been in use for a sufficient period of time and/or had relocated into another building.

The target to prevent the loss of viable community facilities developments in any one year is therefore being met.

#### **Actions.**

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of the new Plan.

## Infrastructure and Developer Contributions

### Open Spaces

Open spaces have an important function within the communities of the Plan's area and this is reflected in the Joint LDP that seeks to safeguard existing open spaces and make it a requirement to provide open spaces to satisfy the needs of the new housing development. Since the Plan's adoption, policies have protected open spaces in communities and they have also ensured that new open spaces are created, maintained and improved.

<b>Indicator</b>	<b>D7.</b> Number of planning applications for alternative uses on areas of open space.
<b>Objective</b>	<b>SO2.</b> Ensure that appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities, or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development
<b>Key Policies</b>	<b>ISA 4</b>
<b>Target</b>	Amount of open spaces (ha) in individual settlements retained in accordance with Policy ISA 4
<b>Trigger Point</b>	Open space lost in any centre or village in any one year leading to net reduction in supply in the centre or village contrary to Policy ISA 4

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.

#### Analysis.

1 application involving the construction of a self-catering unit was approved on a site which is partly within protected open spaces identified in the plan (on the proposals map). The application complied with the policy criteria.  
It is considered that Policy ISA is implemented efficiently. The Council will continue to monitor the indicator.

#### Actions.

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D8.</b> Open space (ha) secured in association with residential development of 10 or more units
<b>Objective</b>	<b>SO2.</b> Ensure that appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities, or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development.
<b>Key Policies</b>	<b>ISA 5</b>
<b>Target</b>	Provision of new open space if application of the Fields in Trust (FiT) benchmark standards identifies a deficiency of open space in accordance with Policy ISA 5.
<b>Trigger Point</b>	One planning application permitted in any one year not contributing to meeting the open space needs of occupiers of new houses as defined by the FiT benchmark standard country to Policy ISA 5.

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.

#### **Analysis.**

Two applications for 10 or more dwellings have been approved in this AMR period. No new open space provision / financial contribution required for 1 of the applications as there was sufficient open space in the relevant community.

Total financial contribution of £2128.58

It is considered that Policy ISA 5 is implemented efficiently. The Councils will continue to monitor the indicator.

#### **Actions.**

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D9.</b> Preparation of Supplementary Planning Guidance relating to provision of open spaces in new housing developments
<b>Actions</b>	Target has been met during AMR1, no need to continue to monitor



<b>Indicator</b>	<b>D10.</b> Preparation of Supplementary Planning Guidance relating to planning obligations
<b>Actions</b>	Target has been met during AMR1, no need to continue to monitor

## Sustainable Transport, Development and Accessibility

<b>Indicator</b>	<b>D11.</b> Preparation of Supplementary Planning Guidance relating to parking standards
<b>Objective</b>	<p><b>SO3.</b> Improve and maintain safe, efficient, high quality, modern and integrated transport networks to employment, services and education/ training facilities particularly by foot, bicycle and public transport, thus reducing where possible the number of journeys in private cars.</p> <p><b>SO4.</b> Maximise the opportunities of Holyhead as a major international gateway and the A55, E22 Trans European network route and the A5025, A487, A470 as key transportation corridors:</p> <p>Key outputs:</p> <ul style="list-style-type: none"> <li>• The Plan's strategy and policies will have contributed to creating more communities with over 70% of Welsh speakers;</li> <li>• No community infrastructure will have been lost unless evidence has shown it was not critical to the community;</li> <li>• Development will be located in order to provide opportunities for people to undertake the full journey to work or part of it on foot, by bicycle or on buses and trains.</li> <li>• New roads or essential improvements to roads on the present road network will have been provided</li> </ul>
<b>Key Policies</b>	<b>TRA 1, TRA 2, TRA 3, TRA 4</b>
<b>Target</b>	Prepare and adopt the Supplementary Planning Guidance relating to parking standards within 12 months of the Plan's adoption
<b>Trigger Point</b>	Not adopting a Supplementary Planning Guidance within 12 months of the Plans adoption.

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 2 (2019 – 2020)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 3 (2020 – 2021)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 4 (2021 – 2022)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 5 (2022 – 2023)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 6 (2023 – 2024)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 7 (2024 – 2025)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation



**Analysis.**

The policy target is currently not achieved as anticipated, but this does not lead to concerns regarding policy implementation. The timescale for adopting a revised Supplementary Planning Guidance (SPG) on Parking Standards was set for Quarter 2 in 2018/19. This target has not been achieved due to changes in the LDP schedule of works and resource priorities. However, the Council has 'saved' SPG from the Unitary Development Plan and can also refer to national guidance when determining new applications.

**Actions.**

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D12.</b> Number of planning applications accompanied by a travel assessment.
<b>Objective</b>	<p><b>SO3.</b> Improve and maintain safe, efficient, high quality, modern and integrated transport networks to employment, services and education/ training facilities particularly by foot, bicycle and public transport, thus reducing where possible the number of journeys in private cars.</p> <p><b>SO4.</b> Maximise the opportunities of Holyhead as a major international gateway and the A55, E22 Trans European network route and the A5025, A487, A470 as key transportation corridors:</p> <p>Key outputs:</p> <ul style="list-style-type: none"> <li>• Development will be located in order to provide opportunities for people to undertake the full journey to work or part of it on foot, by bicycle or on buses and trains.</li> <li>• New roads or essential improvements to roads on the present road network will have been provided</li> </ul>
<b>Key Policies</b>	<b>TRA 1, TRA 2, TRA 3, TRA 4</b>
<b>Target</b>	All relevant planning applications above the relevant threshold identified in Policy TRA 1 accompanied by a travel assessment.
<b>Trigger Point</b>	One planning application submitted in any one year not accompanied by a travel assessment as required by Policy TRA 1.

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.

AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
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#### Analysis.

There were a total of 8 applications supported by a Transport Assessment. No applications were received without a Travel Assessment when required.

The policy is clear and requests an assessment based upon the thresholds set out in 'Table 6: Scale of development requiring transport assessment'. Officers request an assessment at the point of pre-application enquiry or planning application stage if it is not included as part of the submission.

#### Actions.

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D13.</b> The number of applications permitted within sites / areas safeguarded for transportation.
<b>Objective</b>	<p><b>SO3.</b> Improve and maintain safe, efficient, high quality, modern and integrated transport networks to employment, services and education/ training facilities particularly by foot, bicycle and public transport, thus reducing where possible the number of journeys in private cars.</p> <p><b>SO4.</b> Maximise the opportunities of Holyhead as a major international gateway and the A55, E22 Trans European network route and the A5025, A487, A470 as key transportation corridors:</p> <p>Key outputs:</p> <ul style="list-style-type: none"> <li>• Development will be located in order to provide opportunities for people to undertake the full journey to work or part of it on foot, by bicycle or on buses and trains.</li> <li>• New roads or essential improvements to roads on the present road network will have been provided</li> </ul>
<b>Key Policies</b>	<b>TRA 1, TRA 2, TRA 3, TRA 4</b>
<b>Target</b>	No planning applications permitted that are harmful to achieving transportation.
<b>Trigger Point</b>	One planning application submitted in any one year contrary to Policy TRA 1.

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.

AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.

#### **Analysis.**

The Llangefni Link-Road is fully completed and is open to the public. No planning applications were permitted that affect the areas protected within Policy TRA 1

#### **Actions.**

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D14.</b> Delivery of Llangefni Link Road (Phase 4)
<b>Actions</b>	Target has been met during AMR1, no need to continue to monitor

<b>Indicator</b>	<b>D15.</b> Delivery of improvements to the A5025
<b>Actions</b>	Target has been met during AMR1, no need to continue to monitor

## Sustainable Living

### Sustainable development and climate change

<b>Indicator</b>	<b>D16.</b> Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities.
<b>Actions</b>	Target has been met during AMR1, no need to continue to monitor

<b>Indicator</b>	<b>D17.</b> The number of applications permitted within sites / areas safeguarded for transportation.
<b>Objective</b>	<p><b>SO5.</b> Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside.</p> <p><b>SO6.</b> Minimize, adapt and mitigate the impacts of climate change. This will be achieved by:</p> <ul style="list-style-type: none"> <li>• ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible;</li> <li>• reduce the need for energy and other resources in developments;</li> <li>• promote renewable and low carbon energy production within the area;</li> <li>• make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available;</li> <li>• manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.</li> </ul>
<b>Key Policies</b>	<b>PS 5, PS 6, PCYFF 1, PCYFF 2, ADN 1, AND 2, AND 3.</b>
<b>Target</b>	No planning applications permitted within C1 floodplain areas are failing to meet all the tests set out in TAN 15
<b>Trigger Point</b>	One planning application permitted in any one year within C1 floodplain not meeting all TAN 15 tests.

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.

AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.

#### Analysis.

C1 Flood Zone is not applicable to Anglesey, and it is considered that the policies are continuing to being implemented effectively.

#### Actions.

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D18.</b> Number of planning applications for highly vulnerable development permitted in C2 floodplain areas..
<b>Objective</b>	<p><b>SO5.</b> Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside.</p> <p><b>SO6.</b> Minimize, adapt and mitigate the impacts of climate change. This will be achieved by:</p> <ul style="list-style-type: none"> <li>• ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible;</li> <li>• reduce the need for energy and other resources in developments;</li> <li>• promote renewable and low carbon energy production within the area;</li> <li>• make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available;</li> <li>• manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.</li> </ul>
<b>Key Policies</b>	<b>PS 5, PS 6, PCYFF 1, PCYFF 2, ADN 1, AND 2, AND 3.</b>
<b>Target</b>	No planning applications for highly vulnerable development permitted in C2 floodplain areas
<b>Trigger Point</b>	One planning application permitted for highly vulnerable development in C2 floodplain areas in any one year.

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.

AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.

#### Analysis.

32 full planning applications were permitted on sites that were wholly/partly within a C2 flood zone. No planning applications were approved for a type of development that would be considered as a 'highly vulnerable development' in accordance with Figure 2 of Technical Advice Note 15 (Development and Flood Risk). Further, all applications located (partly/fully) within the C2 flood zone complied with the tests as contained within TAN 15.

It is concluded that the applications approved were in compliance with policies PS 5, PS6, 1 PCYFF & PCYFF 2 of the Joint LDP. Therefore, it is considered that the policies are continuing to be implemented effectively.

#### Actions.

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D19.</b> Number of planning applications for new developments in previously developed land (Brownfield redevelopment and conversions of existing buildings) expressed as a % of all development per annum
<b>Objective</b>	<p><b>SO5.</b> Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside.</p> <p><b>SO6.</b> Minimize, adapt and mitigate the impacts of climate change. This will be achieved by:</p> <ul style="list-style-type: none"> <li>• ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible;</li> <li>• reduce the need for energy and other resources in developments;</li> <li>• promote renewable and low carbon energy production within the area;</li> <li>• make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available;</li> <li>• manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.</li> </ul>
<b>Key Policies</b>	<b>PS 5, PS 6, PCYFF 1, PCYFF 2, ADN 1, AND 2, AND 3.</b>

<b>Target</b>	Maintain or increase proportion of new development permitted on previously developed land (brownfield redevelopment and conversions of existing buildings) compared to average % recorded during previous AMR years
<b>Trigger Point</b>	Decrease in proportion of development permitted on previously developed land (brownfield redevelopment and conversions of existing buildings) for 2 consecutive years

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 2 (2019 – 2020)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 3 (2020 – 2021)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 4 (2021 – 2022)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 5 (2022 – 2023)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 6 (2023 – 2024)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 7 (2024 – 2025)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation

#### **Analysis.**

Due to rural nature of the area, opportunities for development of previously developed land is largely limited to small sites. Whilst development is guided towards the use of these sites in the first instance, pressure for greenfield development is inevitable, particularly as a result of the nature of proposals, e.g. renewable energy schemes, housing outside development boundaries, rural diversification schemes and tourist related development. The proportion of development on previously developed land in Anglesey is as follows: :

- Anglesey 2015-2016 = 20.72ha (61%)
- Anglesey 2016-2017 = 28.00ha (50%)
- Anglesey 2017-2018 = 13.81ha (49%)
- Anglesey 2018-2019 = 4.33ha (21%)
- Anglesey 2019-2020 = 52.9ha (82.8%) (This figure included amendments to an existing race track, the site area of which was 41.4ha)
- Anglesey 2020-2021 = 15.20ha (72.8%)
- Anglesey 2021-2022 = 15.97ha (49.3%)
- Anglesey 2022 – 2023 = 41.25ha (79.6%)
- Anglesey 2023 – 2024 = 14.71ha (56%)
- Anglesey 2024-2025 = 1.33ha (11.7%)

The number and proportion of planning applications for new development on previously developed land has decreased over the last year.

#### **Actions.**

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D20.</b> Number of planning applications permitted outside development boundaries
<b>Objective</b>	<p><b>SO5.</b> Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and countryside.</p> <p><b>SO6.</b> Minimize, adapt and mitigate the impacts of climate change. This will be achieved by:</p> <ul style="list-style-type: none"> <li>• ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible;</li> <li>• reduce the need for energy and other resources in developments;</li> <li>• promote renewable and low carbon energy production within the area;</li> <li>• make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available;</li> <li>• manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.</li> </ul>
<b>Key Policies</b>	<b>PS 5, PS 6, PCYFF 1, PCYFF 2, ADN 1, AND 2, AND 3.</b>
<b>Target</b>	No planning applications permitted outside development boundaries that fail to meet the requirements of Policy PCYFF 1 and other relevant policies.
<b>Trigger Point</b>	One planning application permitted outside development boundaries that fail to meet the requirements of policy PCYFF 1 and other relevant policies in the Plan in any one year.

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.

<b>Analysis.</b>
A total of 247 applications were approved outside development boundaries during the 7th AMR period. The number of approved planning applications outside development boundaries is higher than the 189 approved during the previous AMR.



**Analysis.**

The majority of planning applications approved outside development boundaries were householder applications or applications for the verification of conditions for approved planning applications (Section 73 applications)

With regards to housing developments, these included developments within clusters, rural enterprise dwellings, and replacement dwellings which conformed to relevant policies in the Plan. No applications for open market housing developments were approved outside any development boundary.

There are also a number of applications for rural development including for example tourism, community and agricultural development, which by their nature are more likely to be located outside development boundaries. No applications were approved contrary to Policy PCYFF 1.

**Actions.**

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of the new Plan.

## Renewable Energy Technology

<b>Indicator</b>	<b>D21.</b> Number of planning applications for standalone renewable energy development granted, per technology, area (Anglesey and Gwynedd Local Planning Authority area) and recorded energy output (GWh)
<b>Objective</b>	<p><b>SO5.</b> Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside.</p> <p><b>SO6.</b> Minimize, adapt and mitigate the impacts of climate change. This will be achieved by:</p> <ul style="list-style-type: none"> <li>• ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible;</li> <li>• reduce the need for energy and other resources in developments;</li> <li>• promote renewable and low carbon energy production within the area;</li> <li>• make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available;</li> <li>• manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.</li> </ul>
<b>Key Policies</b>	<b>PS 1</b>
<b>Target</b>	<ul style="list-style-type: none"> <li>• 50% of the renewable energy potential (1,113.35 GWh) delivered by 2021 to address electricity demand</li> <li>• 100% of the renewable energy potential (2,226.7 GWh) delivered by 2026 to address electricity demand</li> </ul>

	<ul style="list-style-type: none"> <li>• 50% of the renewable energy potential (23.65 GWh) delivered by 2021 to address heat demand</li> <li>• 100% of the renewable energy potential (47.3 GWh) delivered by 2026 to address heat demand</li> </ul>
<b>Trigger Point</b>	The amount of energy output from renewable energy sources is 10% or more below the requirements set in the Policy Target

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 2 (2019 – 2020)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 3 (2020 – 2021)	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation
AMR 4 (2021 – 2022)	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation
AMR 5 (2022 – 2023)	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation
AMR 6 (2023 – 2024)	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation
AMR 7 (2024 – 2025)	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation

#### Analysis.

The policies in the JLDP support applications for appropriate renewable energy generation developments. 32 applications determined this AMR period were for domestic Air Source Heatpumps displaying a trend for increased uptake as more households seek energy efficient and low carbon heating solutions.

The evidence base does not distinguish between opportunities for renewable energy within the Gwynedd Local Planning Area and Anglesey. As such it is not possible to assess this indicator for the Anglesey Local Planning Area individually and therefore considers the situation against the latest figures for the whole of the Plan area.

In the monitoring period AMR 7, 2 major renewable energy commercial scale development was granted planning permission:

Installation of battery energy storage system, together with associated development at Rhosgoch with a MW/Size of 660MW; and Alaw Môn Solar Farm (Enson Energy) with a MW/Size of 160MW).

Tables 7 and 8 within the JLDP identify an installed capacity of 159.6 (MWe) and 12.4 (MWt) within the Plan area at 2016. In the latest 'Energy Generation in Wales' (2022 figures) published by the Welsh Government the total installed heat and electricity capacity for Anglesey and Gwynedd was 242MW which gave an estimated generation of 443GWh. This is an increase of 70MW from that identified in tables 7 and 8 of the JLDP.

The low level of applications granted planning permission reflects the decline in the number of commercial applications submitted over recent years rather than applications being refused by the Local Planning Authorities. It should also be noted that all major energy developments for 10MW or more are classed as Developments of National Significance and are decided by the Welsh Ministers.

## Analysis.

Indicator D21 sets targets for achieving the potential renewable energy resources identified in the Plan. It was expected that 50% of this of 1,113.35 GWh for electricity and 23.65 GWh for heat would have been achieved by 2021. However, up to 2024 only 92.6 GWh in addition to the figures within Tables 7 and 8 of the JLDP has been provided. Therefore, the target of 50% the renewable energy potential for heat and electricity being delivered by 2021 has not been achieved.

It is noted that a development for a solar farm (Anglesey Solar Farm (Lightsource BP) (350MW) has begun construction and is due to be operational by the end of 2025.

The following developments have received permission:

- Parc Solar Traffwll (35MW) (Low Carbon) - received permission from the Minister of Climate Change on 17 March 2023. They are now in the phase of submitting applications to release conditions so that the construction phase of the solar farm can begin. Construction is expected to begin in 2027 with the aim of being fully operative by March 2028.
- Tryslgwyn Wind Farm (5.6MW) (Ventient Energy Ltd) has been granted permission to extend operational period to 29 June 2031.
- A 299MW biomass plant at Holyhead a certificate of lawful use was granted confirming that the development has been commenced.
- Porth Wen Solar Farm (49.99MW) (EDF) was completed in 2024.
- Morlais (240MW) (Menter Môn) Not currently operational - landfall substation completed but none of the tidal devices are in the sea.
- Glyn Rhonwy Pumped Hydro (100MW) no details received regarding implementation date.

The permitted schemes, as highlighted above, have a potential for energy generated to achieve the target within the Plan. However some of the proposals have had permission for some time the Morlais tidal scheme, due to the technology used, is likely to take a number of years to be implemented. It is clear therefore that the failure to achieve the target within the Plan is in relation to the implementation of schemes rather than a failure of the Plan's Renewable Energy policies.

Anglesey Planning Service contributes towards the delivery of a Local Area Energy Plan (LAEP). This is in line with paragraph 5.9.5 of Planning Policy Wales will help identify challenging but achievable targets for renewable energy in the new local development plans

## Actions.

Continue to monitor as part of the next AMR. The Renewable Energy policies will need to be reviewed and the potential from such technology identified in the LAEP should be undertaken during the preparation of the new Local Development Plan.

<b>Indicator</b>	<b>D22.</b> Prepare and adopt a Supplementary Planning Guidance relating to standalone renewable energy technology
<b>Objective</b>	<b>SO5.</b> Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside.

	<p><b>SO6.</b> Minimize, adapt and mitigate the impacts of climate change. This will be achieved by:</p> <ul style="list-style-type: none"> <li>• ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible;</li> <li>• reduce the need for energy and other resources in developments;</li> <li>• promote renewable and low carbon energy production within the area;</li> <li>• make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available;</li> <li>• manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.</li> </ul>
<b>Key Policies</b>	<b>PS 7</b>
<b>Target</b>	Prepare and adopt a Supplementary Planning Guidance within 18 months of the Plan's adoption
<b>Trigger Point</b>	Not adopting a Supplementary Planning Guidance within 18 months of the Plan's adoption

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 2 (2019 – 2020)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 3 (2020 – 2021)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 4 (2021 – 2022)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 5 (2022 – 2023)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 6 (2023 – 2024)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 7 (2024 – 2025)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation

<p><b>Analysis.</b></p> <p>There was a delay in the timetable for providing this SPG due to the need to prioritise other SPGs that took longer to prepare. In addition, since the separation of the Joint Planning Unit, the focus has been on preparing the new LDP for Anglesey.</p> <p>There has been a substantial fall in the number of applications for independent renewable energy plans within the Plan area, which potentially reflects the move toward preparing developments in the sea and a reduction in the available grants for such developments on land. It should also be noted that all major energy developments for 10MW or more are classed as Developments of National Significance and are decided by the Welsh Ministers.</p> <p>The publication of Future Wales: The National Plan 2040 together with revised targets within Planning Policy Wales means significant contextual changes in relation to renewable energy technology. A review of the Renewable Energy policies within the Plan will be undertaken in light of these contextual changes as well as the work of preparing a Local Area</p>
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<b>Analysis.</b>
Energy Plan (LAEP) will enable an evaluation over the need and content for a future standalone renewable energy technology SPG.

<b>Actions.</b>
Following the preparation and adoption of the new Local Development Plans consideration will need to be given whether to prepare an SPG

<b>Indicator</b>	<b>D23.</b> Average density of permitted housing developments in the Plan area.
<b>Objective</b>	<p><b>SO5.</b> Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside.</p> <p><b>SO6.</b> Minimize, adapt and mitigate the impacts of climate change. This will be achieved by:</p> <ul style="list-style-type: none"> <li>• ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible;</li> <li>• reduce the need for energy and other resources in developments;</li> <li>• promote renewable and low carbon energy production within the area;</li> <li>• make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available;</li> <li>• manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.</li> </ul>
<b>Key Policies</b>	<b>PS 5, PS 6, PCYFF 1, PCYFF 2, AND 1, AND 2</b>
<b>Target</b>	Minimum average net density of 30 housing units per hectare achieved overall in the Plan area.
<b>Trigger Point</b>	Failure to achieve an overall minimum average net density of 30 housing units per hectare in the Plan area for two consecutive years, unless it is justified by Policy PCYFF 2.

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 3 (2020 – 2021)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 4 (2021 – 2022)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 5 (2022 – 2023)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 6 (2023 – 2024)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation

AMR 7 (2024 – 2025)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
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#### Analysis.

The data for this indicator has not been available for this monitoring period.

#### Actions.

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D24.</b> Prepare and adopt a Supplementary Planning Guidance on design matters
<b>Objective</b>	<b>SO7.</b> Ensure that all new development meets high standards in terms of quality of design, energy efficiency, safety, security (persons and property) and accessibility, relates well to existing development, enhances public realm and develops locally distinctive quality places.
<b>Key Policies</b>	<b>PCYFF 2, PCYFF 3, PCYFF 4</b>
<b>Target</b>	Prepare and adopt a Supplementary Planning Guidance on design matters within 12 months of adoption
<b>Trigger Point</b>	Not adopting a Supplementary Planning Guidance within 12 months of adoption

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 2 (2019 – 2020)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 3 (2020 – 2021)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 4 (2021 – 2022)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 5 (2022 – 2023)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 6 (2023 – 2024)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 7 (2024 – 2025)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation

#### Analysis.

The policy target is currently not achieved as anticipated but this does not lead to concerns regarding policy implementation.

The timescale for adopting a revised Supplementary Planning Guidance (SPG) on Design was set for Quarter4 in 2017/18. This target has not been achieved due to the separation of the joint planning policy unit with the focus being on preparing the new Anglesey LDP.

The Council has a 'saved' SPG from the Unitary Development Plan and can also refer to national guidance when determining new applications.

<b>Analysis.</b>
As the JLDP policy on Design is in line with National Guidance it is not felt that the slippage in the delivery of a new SPG has been detrimental to the decision-making process

<b>Actions.</b>
Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D25.</b> Number of new housing permitted per category in the Settlement Hierarchy set out in Policy PS 17, expressed as a % of all development developed per annum
<b>Objective</b>	<b>SO8.</b> Ensure that settlements are sustainable, accessible and meet all the needs of their communities in accordance with their role in the settlement hierarchy
<b>Key Policies</b>	<b>PCYFF 2, PCYFF 3, PCYFF 4, PS 17</b>
<b>Target</b>	From the date of adoption, number of housing units permitted per category of settlement, expressed as a % of all residential development, is in accordance with the requirements of Policy PS 17, which is as follows: <ul style="list-style-type: none"> <li>• Sub-regional Centre &amp; Urban Service Centres = 53%</li> <li>• Local Service Centres = 22%</li> <li>• Villages, Clusters &amp; countryside = 25%</li> </ul>
<b>Trigger Point</b>	From the date of adoption the number of housing units permitted over 2 consecutive years, expressed as a % of all residential development, in the: <ul style="list-style-type: none"> <li>• Sub Regional Centre and Urban Service Centre and the Local Service Centres falls below the % requirement;</li> <li>• Villages, Clusters and countryside is higher than the % requirement</li> </ul>

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 3 (2020 – 2021)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 4 (2021 – 2022)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 5 (2022 – 2023)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 6 (2023 – 2024)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 7 (2024 – 2025)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation

<b>Analysis.</b>
The information for this indicator is relevant for new permissions and applications to reconsider or extend the expiry date of a previous permissions. These are all applications

**Analysis.**

where the requirements of the Joint Local Development Plan would need to be considered. Therefore, it does not consider applications for reserved matters where the principle of the permission had already been granted, nor does it consider certificates of lawfulness for residential use. Neither does it consider any permissions for demolishing and rebuilding houses, i.e. where there is no increase in the number of units. It is also noted that this information does not include retrospective permissions nor permissions that amend the conditions of extant permissions (which subsequently extends the permission for a further the 5 years) where a permission has not specifically re-considered the content of the Joint LDP.

The trigger level associated with the indicator notes that the number of housing units approved over 2 consecutive years should be considered.

**AMR 6**

Tier	Number of Units Approved	Percentage of all residential permissions	Target Distribution
Sub-regional Centre and Urban Service Centres	105	59%	53%
Local Service Centres	20	11.2%	22%
Villages, Clusters and the Countryside	53	29.8%	25%
<b>Total</b>	<b>178</b>	-	-

**AMR 7**

Tier	Number of Units Approved	Percentage of all residential permissions	Target Distribution
Sub-regional Centre and Urban Service Centres	58	63%	53%
Local Service Centres	15	16%	22%
Villages, Clusters and the Countryside	19	21%	25%
<b>Total</b>	<b>92</b>	-	-

**Analysis.**

It is obvious that the distribution does not correspond effectively with the target level. It is noted that the percentage of units that have been permitted in the Subregional Centres and Urban Service Centres are higher than the target level, with the figure for the Local Service Centres lower than what is specified in the target information. Note that the percentage of residential units permitted in the Villages, Clusters and Countryside tier is slightly lower than the target figure. It is important however not to consider the information for a single year only, and there is a need to consider broader periods to get a full picture of the situation in terms of this indicator.

Two consecutive years (AMR 6 and AMR 7 periods jointly) - When considering the trigger



**Analysis.**

level and the situation for two consecutive years, the information is more favourable compared to the target level than for the AMR 7 period alone. However, it is noted there continues to be a marked difference between the percentage figure and what is noted in the target levels, particularly in terms of the 'Sub-regional Centre and Urban Service Centres' and 'Local Service Centres' tiers.

When looking at the broader picture over the Plan period, it is not believed that there is concern when considering the wording of the trigger level for this indicator. The situation can change from year to year, subject to different aspects such as developer aspirations and potential opportunities that arise. However, this certainly needs to be considered carefully when preparing the new Plan and the way that the housing growth will be distributed.

**Actions.**

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

## Economy and Regeneration.

### National significant Infrastructure projects and Related Developments

#### Wylfa Newydd

Horizon submitted a Development Consent Order for the development of a new nuclear power station on 1 June 2018. The application was the subject of an examination by a Panel of Planning Inspectors appointed by the Secretary of State for the Ministry of Housing, Communities and Local Government. The Public Examination came to an end (closed) on 23 April, 2019. At the end of the examination, the Panel had three months to submit a report to the Secretary of State for Business, Energy and Industrial Strategy, outlining its conclusions and its recommendations with regard to whether permission should be granted, with the final decision to be made by the Secretary of State on or before 23 October, 2019 (6 months after close of examination).

The decision date was later rescheduled to 31 March 2020 to allow further information in respect of environmental effects and other outstanding issues which required further consideration.

As a result of the restrictions relating to Covid-19 the Secretary of State decided to reschedule the decision to 30 September 2020, as the Parliament was not currently sitting. The intention was that a statement outlining the revised decision would be made to the House of Commons and House of Lords in accordance with section 107 (7) of the Planning Act (2008) as soon as possible after parliament resumes.

On 22nd September, 28th September and 18th December 2020 Horizon sent correspondence to the Secretary of State requesting a deferral of the Wylfa Newydd's Development Order Application (DCO) decision. It was noted that the reason for requesting a deferral was due to ongoing discussions with third parties who had expressed an interest in progressing the development of a new nuclear power station following Hitachi's withdrawal. On the 27th of January 2021 the Development Order Application was withdrawn by Horizon Nuclear Power. The application was withdrawn due to the lack of investors in the project and the lack of a new funding policy from the Government. The decision has resulted in Hitachi deciding to wind up Horizon as an operational development entity by 31 March 2021. As a result, it was considered appropriate that the Development Order Application be withdrawn.

<b>Indicator</b>	<b>D26.</b> Stage in the application for Development Consent Order (DCO) in relation to Wylfa Newydd
<b>Objective</b>	<b>SO9.</b> Support and capitalise on the development of the Wylfa Newydd Project and associated development to maximise socio-economic opportunities for local business and sustainable employment opportunities for local people, including facilitating a suitable network of Wylfa Newydd project related associated development sites while ensuring that adverse effects of the Wylfa Newydd project on the local communities are appropriately avoided, or mitigated and where appropriate legacy benefits are provided
<b>Key Policies</b>	<b>PS 8, PS 9, PS 10, PS 11, PS 12</b>

<b>Target</b>	Application for Wylfa Newydd DCO submitted for approval by December 2017. Application for Wylfa Newydd DCO approved by May 2018.
<b>Trigger Point</b>	Horizon Nuclear Power fails to submit an application for DCO by December 2017. Horizon Nuclear Power fails to obtain approval of DCO application by December 2018

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 2 (2019 – 2020)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 3 (2020 – 2021)	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation
AMR 4 (2021 – 2022)	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation
AMR 5 (2022 – 2023)	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation
AMR 6 (2023 – 2024)	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation
AMR 7 (2024 – 2025)	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation

#### Analysis.

On 27 January 2021 it was confirmed that Horizon Nuclear Power had withdrawn the Development Consent Order application for the development of the power station.

#### Actions.

No action currently required. Continue to monitor as part of the next AMR. Matters relating to Wylfa Newydd will be considered as part of the preparation of the new Local Development Plan.

<b>Indicator</b>	<b>D27. Status of application to DECC for final approval</b>
<b>Objective</b>	<b>SO9.</b> Support and capitalise on the development of the Wylfa Newydd Project and associated development to maximise socio-economic opportunities for local business and sustainable employment opportunities for local people, including facilitating a suitable network of Wylfa Newydd project related associated development sites while ensuring that adverse effects of the Wylfa Newydd project on the local communities are appropriately avoided, or mitigated and where appropriate legacy benefits are provided
<b>Key Policies</b>	<b>PS 8, PS 9, PS 10, PS 11, PS 12</b>
<b>Target</b>	Wylfa Newydd project gets approval / “sign off” from DECC by December 2019
<b>Trigger Point</b>	Horizon Nuclear Power fails to get approval / “sign off” from DECC by December 2019

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 2 (2019 – 2020)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 3 (2020 – 2021)	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation
AMR 4 (2021 – 2022)	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation
AMR 5 (2022 – 2023)	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation
AMR 6 (2023 – 2024)	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation
AMR 7 (2024 – 2025)	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation

#### Analysis.

On 27 January 2021 it was confirmed that Horizon Nuclear Power had withdrawn the Development Consent Order application for the development of the power station.

#### Actions.

No action currently required. Continue to monitor as part of the next AMR. Matters relating to Wylfa Newydd will be considered as part of the preparation of the new Local Development Plan.

<b>Indicator</b>	<b>D28.</b> Number of planning applications submitted and approved for Wylfa Newydd related development.
<b>Objective</b>	<b>SO9.</b> Support and capitalise on the development of the Wylfa Newydd Project and associated development to maximise socio-economic opportunities for local business and sustainable employment opportunities for local people, including facilitating a suitable network of Wylfa Newydd project related associated development sites while ensuring that adverse effects of the Wylfa Newydd project on the local communities are appropriately avoided, or mitigated and where appropriate legacy benefits are provided
<b>Key Policies</b>	<b>PS 8, PS 9, PS 10, PS 11, PS 12</b>
<b>Target</b>	Planning applications for Wylfa newydd related development submitted by Horizon nuclear Power to the Isle of Anglesey County council by December 2017.
<b>Trigger Point</b>	Horizon Nuclear Power fails to submit Planning applications to the isle of Anglesey County Council for related development by 2017.

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.

AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 7 (2024 – 2025)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation

#### Analysis.

On 7th December 2017 a planning application was submitted to Isle of Anglesey County. On 27 January 2021 it was confirmed that Horizon Nuclear Power had withdrawn the Development Consent Order application for the development of the power station. No associated development has been submitted during the monitoring period.

#### Actions.

Continue to monitor as part of the next AMR. Matters relating to Wylfa Newydd will be considered by as part of the preparation of the new Local Development Plan.

<b>Indicator</b>	<b>D29.</b> Number and type of Wylfa Newydd Project related development commenced.
<b>Objective</b>	<b>SO9.</b> Support and capitalise on the development of the Wylfa Newydd Project and associated development to maximise socio-economic opportunities for local business and sustainable employment opportunities for local people, including facilitating a suitable network of Wylfa Newydd project related associated development sites while ensuring that adverse effects of the Wylfa Newydd project on the local communities are appropriately avoided, or mitigated and where appropriate legacy benefits are provided
<b>Key Policies</b>	<b>PS 8, PS 9, PS 10, PS 11, PS 12</b>
<b>Target</b>	Individual Wylfa Newydd Project related development commenced in accordance with the individual Planning consents.
<b>Trigger Point</b>	Wylfa Newydd Project related development not started within the timeframe set out in the individual Planning consents and the Development Consent Order (as applicable)..

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.

AMR 7 (2024 – 2025)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
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**Analysis.**

Following the decision by Horizon Nuclear Power to withdraw the Development Consent Order, no associated development has commenced.

**Actions.**

Continue to monitor as part of the next AMR. Matters relating to Wylfa Newydd will be considered as part of the preparation of the new Local Development Plan.

<b>Indicator</b>	<b>D30.</b> Prepare and adopt a revised Supplementary Planning Guidance relating to the Wylfa Newydd Projects
<b>Actions</b>	Target has been met during AMR1, no need to continue to monitor

## Providing Opportunities for a flourishing economy

### Economic vision

<b>Indicator</b>	<b>D31.</b> Amount of employment land or floor space (use class B1, B2 and B8) included on sites set out in Policy CYF 1 lost to other uses
<b>Objective</b>	<b>S10.</b> Ensure that a network of employment sites and premises of a size and quality is safeguarded and allocated in sustainable locations that best meet the needs of existing businesses and are able to support the growing sectors of the local economy, attracting investment, and retaining and increasing the number of indigenous jobs.
<b>Key Policies</b>	<b>CYF 1, CYF 3 CYF5</b>
<b>Target</b>	No net loss of employment land/floor space to alternative uses (uses other than use class B1, B2 and B8) contrary to Policy CYF 3 or Policy CYF 5
<b>Trigger Point</b>	One planning application permitted that does not accord with Policy CYF 3 or Policy CYF 5

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.

#### Analysis.

A total of 8 planning applications were permitted on safeguarded employment sites in accordance with Policy CYF1. All of these applications were associated with uses in use classes B1, B2, and B8 or other existing uses located on the employment sites. It is considered that the policies are continuing to be implemented effectively.

#### Actions.

Continue to monitor as part of the next AMR. Full consideration will be given to this during preparation of the new Local Development Plans.

<b>Indicator</b>	<b>D32.</b> Amount of employment land on safeguarded sites included in Policy CYF 1 taken up by use class B1, B2 or B8 development
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<b>Objective</b>	<b>S10.</b> Ensure that a network of employment sites and premises of a size and quality is safeguarded and allocated in sustainable locations that best meet the needs of existing businesses and are able to support the growing sectors of the local economy, attracting investment, and retaining and increasing the number of indigenous jobs.
<b>Key Policies</b>	<b>CYF 1, CYF 3 CYF5</b>
<b>Target</b>	6.9 ha employment land on safeguarded sites taken up per annum in Gwynedd 14.3ha employment land on safeguarded sites taken up per annum in Anglesey
<b>Trigger Point</b>	Less than 27.4 ha employment land taken up on safeguarded employment sites by 2021 in Gwynedd Less than 57 ha employment land taken up on safeguarded employment sites by 2021 in Anglesey

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 5 (2022 – 2023)	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation
AMR 6 (2023 – 2024)	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation
AMR 7 (2024 – 2025)	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation

<b>Analysis.</b>
<p>The monitoring trigger relates to the size of the safeguarded employment land that has been taken up by the end of 2021. Information for the latest monitoring has not been available. The data for the last AMR period (AMR 6) is as follows:</p> <p>1.9 ha of safeguarded employment sites in Anglesey have received permission during the sixth Annual Monitoring Report period (AMR 6).</p> <p>The data for the last AMR period is as follows:</p> <p>Including planning permissions granted during AMB1, AMB2, AMB3, AMB4, AMR5 &amp; AMR 6 the cumulative total of land that received permission for employment use is as follows:</p> <ul style="list-style-type: none"> <li>Anglesey 36.78 ha.</li> </ul> <p>It is noted that the permission rate on safeguarded employment sites during this short period is lower than expected. It is considered that the Plan is a facilitator in terms of providing employment sites and that fewer applications for developments on the employment sites are likely to be based on economic matters that are beyond the Plan's control.</p>



<b>Actions.</b>
Continue to monitor as part of the next AMR. Full consideration will be given to this during preparation of the new Local Development Plan.

<b>Indicator</b>	<b>D33.</b> Amount of employment development (hectares) permitted on allocated sites as a % of all employment allocations
<b>Objective</b>	<b>S10.</b> Ensure that a network of employment sites and premises of a size and quality is safeguarded and allocated in sustainable locations that best meet the needs of existing businesses and are able to support the growing sectors of the local economy, attracting investment, and retaining and increasing the number of indigenous jobs.
<b>Key Policies</b>	<b>CYF 1, CYF 3 CYF5</b>
<b>Target</b>	Secure planning permission on the allocated employment site in Gwynedd by 2019 Secure planning permission for 64 ha employment land on allocated site in Anglesey by 2021 Secure planning permission for 112 ha employment land on allocated by 2024 Secure planning permission for 144 ha employment land on allocated sites in Anglesey by 2026
<b>Trigger Point</b>	Total amount of employment land permitted falls below the cumulative requirement identified in the Policy Target

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation
AMR 2 (2019 – 2020)	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation
AMR 3 (2020 – 2021)	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation
AMR 4 (2021 – 2022)	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation
AMR 5 (2022 – 2023)	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation
AMR 6 (2023 – 2024)	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation
AMR 7 (2024 – 2025)	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation

<b>Analysis.</b>
Data for this indicator has not been available for this monitoring period.
The target for this indicator has been consistently missed.

<b>Actions.</b>
Continue to monitor as part of the next AMR. Full consideration will be given to this during preparation of the new Local Development Plan. It is intended to prepare an Employment Land Review will be prepared as part of the evidence base to support the new Plan.

<b>Indicator</b>	<b>D34.</b> Prepare and adopt the Supplementary Planning Guidance relating to alternative uses on safeguarded and allocated employment sites within 18 months of the Plan's adoption
<b>Actions</b>	Target has been met during AMR1, no need to continue to monitor

<b>Indicator</b>	<b>D35.</b> Employment status of 16 years +
<b>Objective</b>	<b>S11.</b> Secure opportunities to improve the workforce's skills and education
<b>Key Policies</b>	<b>PS 9, ISA 3</b>
<b>Target</b>	To achieve an increase in the rate of economic activity by 2026 compared to level in 2017
<b>Trigger Point</b>	The rate of economic activity declines for 2 consecutive years

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 2 (2019 – 2020)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 3 (2020 – 2021)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 4 (2021 – 2022)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.

#### Analysis.

The rate of economic growth on the Isle of Anglesey increased since the previous AMR and was higher than the Welsh average during the AMR period.

Data in the table below is from Stats Cymru – Economic Activity Rate (16-64) according to Local Area and Year in Wales.

	Year Ending March 2021	Year Ending March 2022	Year Ending March 2023	Year Ending March 2024	Year Ending March 2025
Anglesey	79%	74.1%	79.6%	78.8%	80.9%
Wales	75.3%	76.5%	75.5%	76.2%	76.1%

#### Actions.

No action currently required. Continue to monitor as part of the next AMR.

<b>Indicator</b>	<b>D36.</b> Number of people commuting out of Anglesey to Gwynedd
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<b>Objective</b>	<b>S11.</b> Secure opportunities to improve the workforce's skills and education
<b>Key Policies</b>	<b>PS 9, ISA 3</b>
<b>Target</b>	Following the Plan's adoption reduce the number of people commuting out of Anglesey to Gwynedd by 2026 compared to level in 2017
<b>Trigger Point</b>	Failure to reduce number of people commuting out of Anglesey to Gwynedd by 2021

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 3 (2020 – 2021)	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 7 (2024 – 2025)	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation

#### Analysis.

Anglesey Council aspires to reduce the commute rate from Anglesey to Gwynedd and wider areas. A reduction in the proportion of out-commuters from Anglesey to Gwynedd would indicate that there has been an increase in the number of economic opportunities that are available in Anglesey which, in turn, should continue to lead to less commuting outside the island. In 2024, 29.6% of all Anglesey workers were commuting to a workplace in Gwynedd, i.e. were leaving the County for work. The table below highlights commuting patterns from Anglesey to Gwynedd over recent years.

<b>Year</b>	<b>Total Anglesey Commuters</b>	<b>Number of out-commuters from Anglesey to Gwynedd</b>	<b>% of out-commuters from Anglesey to Gwynedd</b>
2016	19,700	7,900	40.1%
2017	22,400	7,000	31.3%
2018	21,900	7,900	36.1%
2019	21,400	7,500	35%
2020	21,500	7,400	34.4%
2021	21,000	5,800	27.6%
2022	24,700	6,900	27.9%
2023	24,000	4,800	20.0%
2024	22,000	6,500	29.6%

#### Analysis.

As can be seen, the working population rate who commuted from Anglesey to Gwynedd has

<b>Analysis.</b>
fluctuated between 2016 and 2024. However, there was an increase since the last AMR. There has been a decrease in the overall number of commuters but an increase in commuters to Gwynedd. This may suggest that employment opportunities have decreased on the Island. It could also be attributed to an increase in people working from home.

<b>Actions.</b>
Continue to monitor as part of the next AMR. Full consideration will be given to this during preparation of the new Local Development Plan.

<b>Indicator</b>	<b>D37.</b> Number of planning applications permitted for new businesses in Service/ Local/ Rural/ Coastal Villages or in the countryside
<b>Objective</b>	<b>S12.</b> Diversify the Plan area's rural economy, building on opportunities, offering local employment opportunities with good quality jobs that are suitable for the local community and respects environmental interests
<b>Key Policies</b>	<b>CYF 6</b>
<b>Target</b>	New small scale businesses permitted on suitable sites or in suitable buildings within or near villages or in the countryside in accordance with Policy CYF 6
<b>Trigger Point</b>	No planning applications for new small scale businesses permitted on sites/ within buildings within or close to a village or in the countryside for two consecutive years

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.

<b>Analysis.</b>
Ten planning applications were approved for new businesses in service/local/rural/coastal villages and the open countryside that have referred to Policy CYF 6 in considering the principle of the proposal. The types of business initiatives that have been approved include a beauty salons, hairdressers, a wedding venue and opticians. It appears that Policy CYF 6 is continued to be used effectively to approve new small-scale business applications and, therefore, contribute towards ensuring economic prosperity and employment opportunities in rural areas.

**Actions.**

Continue to monitor as part of the next AMR. Full consideration will be given to this during preparation of the new Local Development Plan.

## Town Centre and Retail Developments

Retail centres in bAnglesey remain the focus for retail uses. No major applications have been received for retail use during the seventh AMR period within the town centres or primary retail area.

<b>Indicator</b>	<b>D38.</b> Amount of major retail, office and leisure development permitted (sq. m) within and outside established town centre boundaries
<b>Objective</b>	<b>S13.</b> Promote vital and vibrant town centres in Amlwch, Bangor, Blaenau Ffestiniog, Holyhead, Caernarfon, Llangefni, Porthmadog and Pwllheli, that have either maintained or rediscovered their purpose as centres for work and Services, and that are vibrant and attractive places for residents and visitors.
<b>Key Policies</b>	<b>MAN 1, MAN 2, MAN 3</b>
<b>Target</b>	Annual amount of major retail floor space (sq. m.) permitted within established town centre boundaries compared to annual amount permitted outside established town centre boundaries on edge of centre sites and out of centre sites
<b>Trigger Point</b>	Annual amount of major retail floor space (sq. m.) permitted on sites located outside established town centres exceeds annual amount permitted within established town centre

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 2 (2019 – 2020)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.

**Analysis.**

No major retail planning application was permitted during the monitoring period outside a defined town centre.

**Actions.**

Continue to monitor as part of the next AMR. Full consideration will be given to this during preparation of the new Local Development Plan.

<b>Indicator</b>	<b>D39.</b> Undertake a study to explore potential candidate retail sites in Bangor, Llangefni and Pwllheli.
<b>Objective</b>	<b>S13.</b> Promote vital and vibrant town centres in Amlwch, Bangor, Blaenau Ffestiniog, Holyhead, Caernarfon, Llangefni, Porthmadog and Pwllheli, that have either maintained or rediscovered their purpose as centres for work and Services, and that are vibrant and attractive places for residents and visitors.
<b>Key Policies</b>	<b>MAN 1, MAN 2, MAN 3</b>
<b>Target</b>	Study to explore potential candidate retail sites in Bangor, Llangefni and Pwllheli undertaken by end of 2017/2018. Allocate retail sites in Bangor, Llangefni and Pwllheli to address results of the Study in the Plan's review.
<b>Trigger Point</b>	Not undertaking a study to explore potential candidate retail sites in Bangor, Llangefni and Pwllheli by end of 2017/2018. Failure to provide retail sites to address results of the Study.

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 2 (2019 – 2020)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 3 (2020 – 2021)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 4 (2021 – 2022)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 5 (2022 – 2023)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 6 (2023 – 2024)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 7 (2024 – 2025)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation

#### **Analysis.**

Since adopting the Joint LDP, it appears that the number of planning applications for retail uses (A1) within Llangefni are relatively low, and in reality, what is being submitted are applications to change the use of A1 use class units to alternative uses, such as A3 or C3 use.

The policies contained within the Plan facilitates the provision of retail sites in accordance with the demand and site propriety, and therefore a policy mechanism is in place in order to meet the need should it arise. Furthermore, it is considered appropriate to hold a review of the Retail Study as part of the new LDP in order to assess the need for provision for retail floor space. A Retail Study is currently being prepared.

#### **Actions.**

Continue to monitor as part of the next AMR. Full consideration will be given to this during preparation of the new Local Development Plan.

<b>Indicator</b>	<b>D40.</b> Number of planning applications for non-A1 uses permitted in individual primary retail areas
<b>Objective</b>	<b>S13.</b> Promote vital and vibrant town centres in Amlwch, Bangor, Blaenau Ffestiniog, Holyhead, Caernarfon, Llangefni, Porthmadog and Pwllheli, that have either maintained or rediscovered their purpose as centres for work and Services, and that are vibrant and attractive places for residents and visitors.
<b>Key Policies</b>	<b>MAN 1, MAN 2, MAN 3, PS 15</b>
<b>Target</b>	A1 uses remain the predominant use within individual primary retail areas compared to the 2017 retail floor space study
<b>Trigger Point</b>	Non-A1 uses permitted in individual primary retail areas contrary to Policy MAN 2

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.

#### **Analysis.**

11 applications permitted in the Primary Shopping Area. All applications conform to the policy's criteria. It is considered that the plan's retail Policy is implemented efficiently. The Council will continue to monitor the indicator. Consequently, it is considered that the plan's town centre policies are implemented efficiently. The Councils will continue to monitor the indicator.

#### **Actions.**

Continue to monitor as part of the next AMR. Full consideration will be given to this during preparation of the new Local Development Plan.

## **The Visitor Economy**

Tourism is a dynamic sector which changes continuously. It plays a substantial part in the economy of the plan's area. The visitor economy provides jobs, services and facilities that are essential to the well-being and enjoyment of local communities and residents of the plan's area. The importance of tourism can be seen in the table below which shows that although the tourism economy is recovering following the covid 19 pandemic it is still below pre covid 19 levels.

	2020	2021
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Total economic impact of tourism	£163 million (-54.7% compared to 2019 pre Covid)	£342 million (-5.3% compared to 2019 pre Covid)
Total number of visitors	0.75 million	1.48 million
Number of staying visitors	0.45 million	0.79 million
Number of day visitors	0.30 million	0.79 million
Number of full-time equivalent jobs supported by tourism	2,267	3,698

## Destination Management Plans

Destination management is a process of coordinating all the aspects of a destination that contribute to a visitor's experience, taking account of the needs. A destination management plan is a shared statement of intent to manage a destination over a stated period of time, articulating the roles of the different stakeholders and identifying clear actions that they will take. The latest Isle of Anglesey Destination Management Plan covers the 2023-28 period.

<b>Indicator</b>	<b>D41.</b> Number of visitor attractions and facilities or improvements to existing attractions and facilities permitted
<b>Objective</b>	<b>S14.</b> Manage the area as an alternative sustainable destination for tourists by providing facilities of a high standard that meet modern day needs and offer benefits throughout the year.
<b>Key Policies</b>	<b>PS 14, TWR 1</b>
<b>Target</b>	New or improved visitor attractions and facilities permitted on suitable sites in accordance with policy TWR 1
<b>Trigger Point</b>	No planning applications for new or improved visitor attractions or facilities permitted for 3 consecutive years

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations



AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
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#### Analysis.

No new planning permissions during the AMR period compared to 1 planning permission during the previous AMR period. It is considered that plan's tourism policies are implemented efficiently. The Council will continue to monitor the indicator.

#### Actions.

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D42.</b> Number of applications for new permanent and temporary alternative camping units permitted
<b>Objective</b>	<b>S14.</b> Manage the area as an alternative sustainable destination for tourists by providing facilities of a high standard that meet modern day needs and offer benefits throughout the year.
<b>Key Policies</b>	<b>PS 14, TWR 3, TWR 5</b>
<b>Target</b>	New permanent or temporary alternative camping units permitted in accordance with Policy TWR 3 or Policy TWR 5
<b>Trigger Point</b>	No planning applications for new permanent or temporary alternative camping units permitted for 2 consecutive years

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.

#### Analysis.

3 planning permissions for new touring or temporary camping units or alternative camping units; (TWR 5), and none for permanent alternative camping developments (TWR 3). It is considered that Policies TWR 3 and TWR 5 are implemented efficiently. The Council will continue to monitor the indicator.

#### Actions.

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.



## Housing Supply and Quality

### Location of Housing

The Development Plan Manual (Edition 3), March 2020, specifies the need to introduce two new indicators that are based on the Housing Trajectory within the Plan. This replaces the need to undertake a Joint Housing Land Availability Study and to monitor on the basis of the land supply that is noted from this study (Previously Indicator D43 as noted in the Joint LDP). These two new indicators are D43(A) and D43(B).

It is noted that the completion levels in relation to Indicators D43(A) and D43(B) must be presented clearly in the Annual Monitoring Report both in numerical and percentage terms (plus/minus x %). 7.3 For those plans published before the issue of the Development Plan Manual (March 2020), such as the Joint LDP, it is noted that housing completion levels are measured against the Average Annual Requirement noted in the Plan.

In accordance with the requirements of the Development Plan Manual (Edition 3, section 8.16), an assessment of the housing provision against the housing trajectory noted in the Plan is made, amending the trajectory in order to compare it with the trajectory that is part of the Plan.

The Annual Monitoring Report must include a section that includes the original trajectory graph and a Calculating the Anticipated Annual Construction Rate table (or the Average Annual Requirement in the case of the Joint LDP) and the AMR must include an update on both elements. This will make it possible for more detailed monitoring work, comparison and analysis to be undertaken in the Annual Monitoring Report. It is noted that the key point is that it should be clear to the readers what has changed between the adopted plan and the current Annual Monitoring Report.

It is noted that observations on the results and implications must be included and clearly note (where relevant) what actions are being taken to address any shortfall/underachievement against the plan's strategy. It is noted that such observations will be offered within the analysis of indicators D43(A) and D43(B).

<b>Indicator</b>	<b>D43.</b> The housing land supply taken from the current Housing Land Availability Study (TAN 1)
<b>Actions</b>	This indicator was superseded based on a letter from the Minister for Housing and Local Government, dated 26 March 2020:  <a href="#">changes-to-planning-policy-and-guidance-on-the-delivery-of-housing_0.pdf</a>

<b>Indicator</b>	<b>D43 (A).</b> The annual levels of housing completions monitored against the Average Annual Requirement
<b>Objective</b>	<b>SO15:</b> To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.

	<b>SO16:</b> To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population
<b>Key Policies</b>	<b>PS 14, TWR 1</b>
<b>Target</b>	The housing completion levels are measured against the Average Annual Requirement that is noted in the Plan
<b>Trigger Point</b>	Responding to a deviation that is either significantly higher or significantly lower than the average annual requirement rate

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 2 (2019 – 2020)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 3 (2020 – 2021)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 4 (2021 – 2022)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 5 (2022 – 2023)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 6 (2023 – 2024)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 7 (2024 – 2025)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation

#### Analysis.

It is noted that for plans published prior to the publication of the Development Plan Manual (March 2020), housing completion levels will be measured against the Average Annual Requirement set out in the Plan.

It is noted that the components of housing supply, including site allocations, large and small windfalls sites, should also be monitored separately.

These levels must be clearly noted in the Annual Monitoring Report in numerical form and percentages (plus/minus x %).

The following information is noted in terms of the units that have been completed annually compared against an indicative Average Annual Requirement. The Annual Average Requirement set in the JLDP was not split between the authorities. The JLDP is to be monitored across the Plan area and as such these sections of the report should be read alongside the AMR for Gwynedd. The figures included here are indicative of how the Plan's Average Annual Requirement could be split between the Authorities. This disaggregation is not set out within the Plan.

#### Comparison with the average Annual Requirement (Anglesey Planning Authority Area only)

Actual units completed	Plans Average Annual Requirement <sup>1</sup>	Comparison between actual completions and
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<sup>1</sup> The Annual Average Requirement set in the JLDP was not split between the authorities. The JLDP is to be monitored across the Plan area and as such these sections of the report should be read alongside the

		average annual requirement
249	232	+17 (+7.33%)

#### Analysis.

In this AMR period, it is noted that 249 units have been completed in the Anglesey Planning Authority area. The indicative Average Annual Requirement for Anglesey only is 232, therefore 17 additional units have been provided this year (+7.33%). This reduces the shortfall developed in previous years.

A much greater proportion of housing has been delivered on windfall sites compared to allocations than was anticipated in the plan's trajectory.

In comparison with previous years, the following information is noted for the whole plan area as well as the Anglesey Planning Authority area individually:

	Number of units completed (JLDP Area)	Comparison with trajectory figure (JLDP Area)	Comparison with Average Annual Requirement (JLDP Area) (429 dwgs)	Number of units completed (Anglesey Planning Area)	Comparison with trajectory figure (Anglesey Planning Area)	Comparison with indicative Average Annual Requirement (Anglesey Planning Area) (232 dwgs)
2016/17	402	375 +27 (+6.9%)	-16.0%	126	129 -3 (-2.32%)	-45.69%
2017/18	462	505 -43 (-8.5%)	-3.5%	254	220 +34 (+15.46%)	+9.48%
2018/19	548	617 -69 (-11.2%)	+14.4%	267	294 -27 (-9.18%)	+15.09%
2019/20	453	631 -178 (-28.2%)	-5.4%	208	314 -106 (-33.76%)	-10.34%
2020/21	360	647 -287 (-44.4%)	-24.8%	225	342 -117 (-34.21%)	-3%
2021/22	347	623 -276 (-44.3%)	-27.6%	178	318 -140 (-44%)	-23.28%
2022/23	298	565 -267 (-47.3%)	-37.7%	191	287 -96 (-33.45%)	-17.67%
2023/24	354	527 -173 (-32.8%)	-17.48%	217	265 -48 (-18.11%)	-6.47%
2024/25	Gwynedd data unavailable	-	-	249	279 -30 (-10.8%)	+7.33%

AMR for Gwynedd. The figures included here are indicative of how the Plan's Average Annual Requirement could be split between the Authorities. This disaggregation is not set out within the Plan.

**Analysis.**

Further discussion relating to the number of units completed annually and, on the housing, allocations is seen in the analysis to indicators D44 and D45.

This year has been the first year since 2018/19 that Anglesey has exceeded the indicative split average annual requirement of 232 units with a total of 249 units built. It is noted within recent years that the completion level in Anglesey, as well as the plan area as a whole, is substantially lower than the trajectory figure that was calculated at the beginning of the current joint plan.

There is a need to consider the aspects highlighted in this indicator when preparing the new plan. It is noted the original trajectory is presumptive information and what will happen in reality will depend on a number of factors. In this respect, it is important to consider the various components of housing provision, i.e. the role of small and large windfall sites and allocations, when assessing the provision in its entirety. It is clear that the number of houses that have been developed on allocated sites is significantly lower than what was anticipated in the trajectory (see also the response to indicator D45). Whilst the updated trajectory suggests a small increase in the number of units to be provided on housing allocations, it is believed that the situation needs to be monitored in its entirety when preparing a new plan. It will be important to consider this information as well as other contextual matters, such as economic situation and content of the Future Wales document jointly with the information relating to indicator D43(B) when considering the impact of an annual developments on the housing figures as a whole.

**Actions**

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D43 (B).</b> Total cumulative completions monitored against the cumulative average annual housing requirement
<b>Objective</b>	<p><b>SO15:</b> To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.</p> <p><b>SO16:</b> To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population</p>
<b>Key Policies</b>	<b>PS 16, PS 18, TAI 1, TAI 5, TAI 7, TAI 8, TAI 15, TAI 19</b>
<b>Target</b>	Cumulative completions will be measured against the cumulative average annual housing requirement set out in the Plan
<b>Trigger Point</b>	Respond to a deviation that is either significantly higher or significantly lower than the cumulative average annual housing requirement

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 2 (2019 – 2020)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 3 (2020 – 2021)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation

AMR 4 (2021 – 2022)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 5 (2022 – 2023)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 6 (2023 – 2024)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 7 (2024 – 2025)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation

#### **Analysis.**

It is noted that for plans published prior to the publication of the Development Plan Manual, cumulative completions will be measured against the cumulative average annual housing requirement set out in the Plan.

The following information is noted in relation to the actual units completed against the expected cumulative completion rate as specified in the housing trajectory of the JLDP (noted on the basis of the Anglesey Planning Authority Area only):

**Annual housing provision rate compared to information in the housing trajectory (indicative split for the Anglesey Planning Authority Area only):**

Year	Cumulative completion figure noted in the trajectory	Actual completion figure (annual)	Comparison with the annual completion figure in the trajectory	Total cumulative completion	Comparison with the cumulative completion figure in the trajectory	% completion against the cumulative completion figure.
2011 - 12	119	119	0	119	0	0%
2012 - 13	342 (+223)	223	0	342	0	0%
2013 - 14	503 (+161)	161	0	503	0	0%
2014 - 15	642 (+139)	139	0	642	0	0%
2015 - 16	782 (+140)	140	0	782	0	0%
2016 - 17	912 (+130)	126	-4	908	-4	-0.4%
2017 - 18	1132 (+220)	254	+34	1162	-30	-2.65%
2018 - 19	1426 (+294)	267	-27	1429	+3	+0.21%
2019 - 20	1740 (+314)	208	-106	1637	-103	-5.9%
2020 - 21	2082 (+342)	225	-117	1862	-220	-10.57%
2021 - 22	2400 (+318)	178	-140	2040	-360	-15%
2022 - 23	2687 (+287)	191	-96	2231	-456	-16.97%
2023 - 24	2952 (+265)	217	-48	2448	-504	-17.07%
2024 - 25	3231 (+279)	249	-30	2697	-534	-16.53%
2025 - 26	3472 (+241)					

Housing provision rate compared to the average annual requirement and the cumulative average annual housing requirement (indicative split for the Anglesey Planning Authority Area only)



Year	Cumulative average annual requirement (232 units per year)	Actual completion figure (annual)	Comparison with the average annual requirement (232 units)	Total cumulative completion	Comparison with the cumulative average annual housing requirement	% completion against the cumulative average annual housing requirement
2011 - 12	232	119	-113	119	-113	-48.7%
2012 - 13	464	223	-9	342	-122	-26.3%
2013 - 14	696	161	-71	503	-193	-27.7%
2014 - 15	928	139	-93	642	-286	-30.8%
2015 - 16	1160	140	-92	782	-378	-32.6%
2016 - 17	1392	126	-106	908	-484	-34.8%
2017 - 18	1624	254	+22	1162	-462	-28.5%
2018 - 19	1856	267	+35	1429	-427	23.0%
2019 - 20	2088	208	-24	1637	-451	-21.6%
2020 - 21	2320	225	-7	1862	-458	-19.7%
2021 - 22	2552	178	-54	2040	-512	-20.1%
2022 - 23	2784	191	-41	2231	-553	-19.9%
2023 - 24	3016	217	-15	2448	-568	-18.8%
2024 - 25	3248	249	+17	2697	-551	-17.0%
2025 - 26	3480					

#### Analysis.

Including information from previous AMR periods, it is noted that fewer units have been completed in the Plan area compared to the figures noted in the trajectory. In comparison with the average annual requirement, it is noted that the actual figure is 551 units lower than the expected figure by 2024/25. It is noted that this does not take into consideration the Plan's slippage allowance but rather the actual figure for meeting the Plan's housing figure.

It is noted that 2697 units have been completed in Anglesey between the base date in 2011 up to 2024/25. This is lower than the trajectory expected and lower than the figure of the cumulative average annual requirement.

Since the plans adoption the total cumulative completion of units in Anglesey has underperformed in comparison to cumulative indicative average annual requirement of Anglesey. By analysing by single AMR periods, the average indicative annual requirement of 232 has been met (and exceeded) only 3 times, including this year. However, the extent of the shortfall has reduced this year.

The following associated points are noted below:

If there is a shortfall in terms of cumulative housing completion levels against the Average Annual Requirement for two consecutive years, Development Plan Manual 3 notes that the LPA must consider the extent of any shortfall and note its conclusion/monitoring actions in terms of the implications for the supply of the required housing level or delivery of the strategy. The trigger level for this indicator notes that a response must be provided to a deviation that is either significantly higher or significantly lower than the cumulative average annual housing requirement.

Further discussion relating to the number of units completed cumulatively and on the housing allocations is seen in the analysis section for indicators D44, D45 and D46.

**Analysis.**

It is anticipated that completions will continue at a consistent rate (comparable to the last few years) for the remaining years of the Plan period. This means it is unlikely that the Plan will achieve the housing figure anticipated when the Plan was adopted. The extent of the shortfall will be monitored and responded to as part of the emerging LDP.

It is clear that there has been a shortfall in housing provision on sites allocated in the Joint LDP compared to what had been anticipated. As highlighted in relation to indicators D45 and D46, when preparing the new Plan, the suitability of the housing allocations in the Plan will need to be considered in terms of contributing effectively to the housing figure. This will need to be considered in light of the fact that the housing provision figure has been over-dependent on large windfall sites during the lifespan of the JLDP.

The considerations in relation to this indicator is crucial in the preparation of a new Plan. Whilst the Plan aims to ensure that the sites identified can deliver the relevant developments, the Plan cannot compel these developments to happen in accordance with the information in the trajectory. Therefore, when preparing the new Plan it will be crucial to consider the housing growth level in its entirety and to identify the best and most suitable sites to meet this growth in an effective manner that meets the strategy of the Plan.

**Actions.**

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D44. The number of new housing units built in the Plan area</b>
<b>Objective</b>	<p><b>SO15:</b> To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.</p> <p><b>SO16:</b> To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population</p>
<b>Key Policies</b>	<b>PS 16, PS 18, TAI 1, TAI 5, TAI 8, TAI 15, TAI 17, TAI 19</b>
<b>Target</b>	Provide 7,184 new housing units over the Plan period, according to the breakdown set out Topic Paper 20B Housing Trajectory Annual targets for remainder of Plan period : 2016/ 17 = 376 2017/ 18 = 505 2018/ 19 = 617 2019/ 20 = 631 2020/ 21 = 647 2021/ 22 = 623 2022/ 23 = 565 2023/ 24 = 527 2024/ 25 = 528 2025/ 26 = 466
<b>Trigger Point</b>	The number of new housing units provided in the Plan area falls below the requirement for 2 consecutive years

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 2 (2019 – 2020)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 3 (2020 – 2021)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation

AMR 4 (2021 – 2022)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 5 (2022 – 2023)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 6 (2023 – 2024)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 7 (2024 – 2025)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation

#### Analysis.

See below a comparison of the number of units built in the Plan area against the target

Year	Target	Actual Number
2016 – 17	376	402
2017 – 18	505	462
2018 – 19	617	548
2019 – 20	631	453
2020 – 21	647	360
2021 – 22	623	347
2022 – 23	565	298
2023 – 24	527 (with Gwynedd)	217 (Anglesey only)
2024 – 25	528 (with Gwynedd)	249 (Anglesey only)
2025 – 26	466 (with Gwynedd)	

Bearing in mind that the Joint Planning Policy Service for Gwynedd and Ynys Mon came to an end on 31 March 2023, and that only information from the Anglesey Planning Authority area is available for the AMR 7 period, the table below conveys information for the Anglesey Planning Authority area by using the information from the trajectory for this area only.

Anglesey Planning Authority Area only:

Year	Target	Actual Number	Difference
2016 – 17	130	126	-3.08%
2017 – 18	220	254	+15.46%
2018 – 19	294	267	-9.18%
2019 – 20	314	208	-33.76%
2020 – 21	342	191	-44.15%
2021 – 22	318	178	-44%
2022 – 23	287	191	-33.45%
2023 – 24	265	217	-18.11%
2024 – 25	279	249	-10.75%
2025 – 26	241		

#### Analysis.

In relation to the target and trigger level, it is apparent that the number of new housing units provided in the Plan area has fallen below the requirement for two consecutive years.

By totalling all AMR periods, it is noted that 1881 units on Anglesey have been completed compared to a target of 2449 units. This is equivalent to 76.81% of the target level (shortfall of 568 units over a period of 9 years, namely 63 units per year).

<b>Analysis.</b>
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It is evident that the number of units completed within the Plan area has fallen every year since 2018/19 (7 consecutive years).

249 units have been completed in Anglesey this AMR period. The highest amount since 2018-2018.

Given the gap between the target level (annually and cumulatively) and the actual completions, it is believed that this aspect must be considered in the preparation of the new Plan. The work of monitoring the Plan, including the Annual Monitoring Reports in future, will be a means of assessing whether the rate of housing development is acceptable in line with this indicator, considering therefore the suitability of some of the housing allocations in the Plan to contribute effectively to the target.

It is noted however that the role of the Local Development Plan is to provide the conditions to deliver relevant developments and to supply housing in the most suitable manner. The Plan cannot enforce the development of these sites. When preparing the new Plan, it is believed that the housing growth rate should be revisited together with the allocations to be included.

<b>Actions.</b>
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Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D45.</b> Total housing units built on allocated sites in Gwynedd as a % of overall housing provision
<b>Actions</b>	The data for this indicator is now collected and reported by Gwynedd Local Planning Authority.

<b>Indicator</b>	<b>D46.</b> Total housing units built on allocated sites in Anglesey as a % of overall housing provision
<b>Objective</b>	<p><b>SO15:</b> To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.</p> <p><b>SO16:</b> To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population</p>
<b>Key Policies</b>	<b>PS 16, PS 18, TAI 1, TAI 5, TAI 8, TAI 15, TAI 17, TAI 19</b>
<b>Target</b>	<p>Sites have been allocated within Policies TAI 1 - 5 for 1,655 new housing units in Anglesey (including 10% slippage allowance) over the Plan period, which equates to 21% of overall housing provision.</p> <p>Annual completion targets for remainder of Plan period:: 2016/ 17 = 8, 2017/ 18 = 109, 2018/ 19 = 193, 2019/ 20 = 215, 2020/ 21 = 248, 2021/ 22 = 221, 2022/ 23 = 185, 2023/ 24 = 160, 2024/ 25 = 176, 2025/ 26 = 134</p>

<b>Trigger Point</b>	The overall number of new housing units built on allocated sites within Anglesey falls below the requirement for 2 consecutive years
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Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 2 (2019 – 2020)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 3 (2020 – 2021)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 4 (2021 – 2022)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 5 (2022 – 2023)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 6 (2023 – 2024)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 7 (2024 – 2025)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation

#### **Analysis.**

The number of units completed on the sites specifically allocated for housing in Anglesey has fallen below the targets noted for the period of this AMR, along with every other year noted in the target data:

Year	Target	Actual Number	Difference	Percentage Difference from target
2016 – 17	8	4	-4	-50%
2017 – 18	109	49	-60	-55%
2018 – 19	193	99	-94	-49%
2019 – 20	215	60	-155	-72%
2020 – 21	248	63	-185	-75%
2021 – 22	221	88	-133	-60%
2022 – 23	185	22	-163	-88%
2023 – 24	160	154	-6	-3.75%
2024 – 25	176	79	-97	-55%
2025 – 26	134			

#### **Analysis.**

31.7% of all completed units in Anglesey in 2024/25 are located on housing allocations a total of 79 units out of the total of 249 units completed this year.

It is noted that some of the housing allocations were granted planning permission before the Plan's adoption date, and this has been responsible for a proportion of the units completed, as noted in the table above.

4 Large allocation sites were completed this year:

FPL/2022/71: on land at Tre Angharad , Bodedern (Part of T33) – 10 units

34C553A: Tyn Coed, Llangefni – 29 units

RM/2024/1 – Land adjacent Tyn y Ffynnon (T56), Llanerchymedd – 9 units

FPL/2021/215 – former Valley Mill site, Valley (T40) – 30 units

<b>Analysis.</b>
As the number of units developed on the housing allocations is consistently lower than the targets for this indicator, it is appropriate to re-consider the sites that are suitable to be allocated when preparing the new plan. The policy department have prepared and completed a call for sites / candidate sites public consultation this year, giving the opportunity for landowners to present their land to be included within the new plan for example, as an allocated site. The consultation has proven successful, and officers will be assessing new sites to be allocated for housing with the new plan.

<b>Actions.</b>
Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D47.</b> Total number of additional affordable housing built in the Plan area
<b>Objective</b>	<p><b>SO15:</b> To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.</p> <p><b>SO16:</b> To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population</p>
<b>Key Policies</b>	<b>PS 16, PS 18, TAI 1, TAI 5, TAI 8, TAI 15, TAI 17, TAI 19</b>
<b>Target</b>	<p>Build 1,572 affordable housing in the Plan area by 2026</p> <p>Completion targets for remainder of Plan period (2015 – 2026):</p> <ul style="list-style-type: none"> <li>• Build an additional 345 affordable housing in the Plan area by 2018.</li> <li>• Build an additional 575 affordable housing in the Plan area by 2020.</li> <li>• Build an additional 805 affordable housing in the Plan area by 2022.</li> <li>• Build an additional 1035 affordable housing in the Plan area by 2024.</li> <li>• Build an additional 1,266 affordable housing in the Plan area by 2026.</li> </ul>
<b>Trigger Point</b>	The overall number of additional affordable housing built within the Plan area is 10% or more below the cumulative requirement set in the Policy Target

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 2 (2019 – 2020)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 3 (2020 – 2021)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 4 (2021 – 2022)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation

AMR 5 (2022 – 2023)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 6 (2023 – 2024)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 7 (2024 – 2025)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation

#### **Analysis.**

In the 2015-23 period, it is noted that 863 affordable units were built in the plan area. However, the information from the AMR 6 and AMR 7 period is only relevant to Anglesey. In 2023-24, 132 affordable units were built in Anglesey and in 2024-2025, 104 affordable units were built on the island. It is difficult to make a direct assessment against the target noted in the indicator, bearing in mind the lack of information from Gwynedd for the previous two years.

Year	Anglesey Planning Authority Area Total	Plan area total in its entirety
2015-16	38	82 units
2016-17	14	68 units
2017-18	30	61 units
2018-19	69	187 units
2019-20	22	124 units
2020-21	68	104 units
2021-22	41	115 units
2022-23	64	122 units
2023-24	132	-
2024-25	104	-
Total	582	-

#### **Analysis.**

It is difficult to make a direct assessment against the target noted in the indicator, bearing in mind the lack of information collected on a Plan wide basis.

For the Anglesey Planning Authority Area only, it is noted that 582 affordable units have been completed in the period noted in the above information (2015-24). When attempting to analyse the target figure up to 2025 for Anglesey only, it is believed that this provision corresponds effectively with what is expected. This is the case if the target figure for 2024 (the latest target in this indicator) is divided in half (target of 518 units).

Due to the requirement to justify affordable units based on viability, joint LDP policies note thresholds that are often below those noted in previous development plans relating to the requirement for affordable provision. It can take time for this policy to lead to significant increase in the number of affordable units developed in the Plan area. In this respect it is noted that the number of affordable units built each year since 2018-19, particularly in terms of the Plan area as a whole, is significantly higher than the data for previous years.

The figure in terms of the number of affordable housing provided is likely to be higher for the area than what is noted, since it does not include housing units that are affordable due to their size and location (but not formally bound as affordable units through a condition or legal obligation). In addition, a financial contribution has been received in relation to some

<b>Analysis.</b>
developments rather than affordable provision on the site. Numerous affordable units have planning permission that are not started or currently under construction and are therefore within the landbank of settlements which could contribute towards effectively meeting the targets noted in the indicator.

<b>Actions.</b>
Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D48. % affordable housing units permitted per house price area</b>
<b>Objective</b>	<p><b>SO15:</b> To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.</p> <p><b>SO16:</b> To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population</p>
<b>Key Policies</b>	<b>PS 16, PS 18, TAI 1, TAI 5, TAI 8, TAI 15, TAI 17, TAI 19</b>
<b>Target</b>	Average % affordable housing provision in line with indicative target per house price area
<b>Trigger Point</b>	Average % affordable housing provision falls below the indicative target per house price area for 2 consecutive years, unless justified by Policy TAI 15

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 2 (2019 – 2020)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations

<b>Analysis.</b>
<p>It is noted that the information below refers to sites where it is relevant to ask that a percentage of units be affordable in accordance with Policy TAI 15 i.e. a threshold of 2 or more units, excluding sites in clusters or in the countryside. It does not consider permission on exception sites where the proposal must be for 100% affordable housing.</p> <p>The data is relevant for new permissions and applications to reconsider or extend the expiry date of previous permissions. These are all applications where the affordable provision must be considered in line with the content of Policy TAI 15. Therefore, it does not consider</p>



**Analysis.**

applications for reserved matters where the principle of the permission had already been granted, nor does it consider certificates of lawfulness for residential use.

It is noted that the trigger level refers to 2 consecutive years. Whilst there is a need to consider the information for this AMR 7 alongside the information of the previous AMR 6 period, it is noted that the Gwynedd information is not now presented in the information below. The information in terms of this indicator therefore only refers to the relevant information for the house price areas of Anglesey.

Table summarising the information for all House Price Areas on Anglesey:

House price area	Period	Percentage of affordable housing sought (%)	Actual affordable housing provision (%)	Does it meet the target level?
Rhosneigr	2023/24	#	#	#
Rhosneigr	2024/25	#	#	#
Beaumaris	2023/24	#	#	#
Beaumaris	2024/25	#	#	#
Rural North West	2023/24	#	#	#
Rural North West	2024/25	30%	81%	Yes
Bridgehead	2023/24	#	#	#
Bridgehead	2024/25	#	#	#
Trearddur & Rhoscolyn	2023/24	#	#	#
Trearddur & Rhoscolyn	2024/25	#	#	#
South West	2023/24	#	#	#
South West	2024/25	#	#	#
North East Rural	2023/24	30%	33.3%	Yes
North East Rural	2024/25	#	#	#
Mid Rural	2023/24	#	#	#
Mid Rural	2024/25	#	#	#
Rural West	2023/24	20%	48.7%	Yes
Rural West	2024/25	20%	12.5%	No
Llangefni	2023/24	10%	9.4%	No
Llangefni	2024/25	#	#	#
Holyhead	2023/24	10%	37.5%	Yes
Holyhead	2024/25	10%	11.1%	Yes
Amlwch & Hinterland	2023/24	#	#	#
Amlwch & Hinterland	2024/25	#	#	#

# No relevant planning permission was submitted.

**Analysis.**

Of the 12 housing price areas located in Anglesey, it is noted that there has been no relevant planning permission in 9 of these during this AMR period. However, 2 out of the 3 areas where there were relevant planning permissions in this AMR period met the indicative target (as highlighted in Policy TAI 15) in terms of the general percentage of affordable housing provided as part of residential planning consents. It is noted that units considered affordable by design have also been approved during this period. Therefore, it is believed

<b>Analysis.</b>
that the information in terms of the affordable provision during the AMR 7 period is acceptable
While there is a need to continue to monitor the situation when preparing the new Plan, it is not believed therefore that any action is currently required.

Joint House Price Areas: Percentage Affordable 30%

Period	Number of permissions	Number of units approved	Affordable Housing	Percentage of affordable units
2023 / 24	1	3	1	33.3%
2024/ 25	9	18	9	50%

Joint House Price Areas: Percentage Affordable 20%

Period	Number of permissions	Number of units approved	Affordable Housing	Percentage of affordable units
2023 / 24	4	39	19	48.7%
2024 / 25	6	12	1	8.3%

Joint House Price Areas: Percentage Affordable 10%

Period	Number of permissions	Number of units approved	Affordable Housing	Percentage of affordable units
2023 / 24	6	72	9	12.5%
2024 / 25	7	60	6	10%

<b>Analysis.</b>
When considering house price areas jointly (based on the areas in which the percentage of affordable housing sought is consistent), it is noted that the affordable provision conforms effectively with 2 out of the 3 house price areas of the policy target i.e. requirements for 30%, 20% and 10%. It should also be borne in mind that examples of financial contributions have been secured in place of affordable provision and also that some units are considered 'affordable by design'.
The number of planning permissions that are relevant for consideration under this indicator in the AMR 7 period (22 applications) is greater than the previous AMR 6 period (11 applications).

<b>Actions.</b>
Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D49.</b> The number of planning applications permitted on rural exception sites
<b>Objective</b>	<p><b>SO15:</b> To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.</p> <p><b>SO16:</b> To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population</p>

<b>Key Policies</b>	<b>PS 16, PS 18, TAI 1, TAI 5, TAI 8, TAI 15, TAI 17, TAI 19</b>
<b>Target</b>	An increase in the number of affordable housing exception sites compared to average during 2015/ 16 – 2016/ 17
<b>Trigger Point</b>	No increase in the number of affordable housing exception sites permitted for 2 consecutive years

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 3 (2020 – 2021)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 4 (2021 – 2022)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 5 (2022 – 2023)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 6 (2023 – 2024)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 7 (2024 – 2025)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation

#### Analysis.

No Planning applications were granted permission on rural exception sites during this AMR period.

The target will be met when 2 consecutive AMR periods have 0 new rural exception sites permitted. (A rural exception sites was permitted the previous AMR 6 period).

#### Actions.

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D50.</b> Changes in residual Values across the housed price areas identified in Policy TAI 15.
<b>Objective</b>	<p><b>SO15:</b> To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.</p> <p><b>SO16:</b> To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population</p>
<b>Key Policies</b>	<b>PS 16, PS 18, TAI 1, TAI 5, TAI 8, TAI 15, TAI 17, TAI 19</b>
<b>Target</b>	Deliver the maximum level of affordable housing considered viable in accordance with policy TAI 15.
<b>Trigger Point</b>	An increase or decrease of 5% of residual value in any house price area in any one year.

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations

#### Analysis.

Policy TAI 15 of the Joint Local Development Plan identifies 21 House Price Areas. The original viability study to support the percentage figures within Policy TAI 15 identified different house prices for 3, 4 and 5 bed detached dwellings, 3 bed semi-detached dwellings, 2 and 3 bed terraced dwellings, 1 and 2 bed flats and 2 and 3 bed bungalows.

This specialised data collection has not been prepared for this AMR period. The plan is noted to being replaced by a new Local Development plan which will analyse further house price areas in defined settlements in the new Anglesey only plan.

#### Actions.

Monitor as part of the next AMR. Detailed viability studies will be undertaken as part of the evidence base for the new Local Development Plan.

<b>Indicator</b>	<b>D51.</b> Prepare and adopt a Supplementary Planning Guidance for Affordable Housing
<b>Actions</b>	Target has been met during AMR 2. No need to monitor.

<b>Indicator</b>	<b>D52.</b> Number of local market housing units built in settlements identified in Policy TAI 5
<b>Objective</b>	<p><b>SO15:</b> To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.</p> <p><b>SO16:</b> To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population</p>
<b>Key Policies</b>	<b>PS 16, PS 18, TAI 1, TAI 5, TAI 8, TAI 15, TAI 17, TAI 19</b>
<b>Target</b>	Deliver the maximum level of Local market housing in settlements listed in Policy TAI 5.
<b>Trigger Point</b>	Less than 10 local market housing units built in settlements identified in Policy TAI 5 in any one year

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 2 (2019 – 2020)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 3 (2020 – 2021)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 4 (2021 – 2022)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 5 (2022 – 2023)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 6 (2023 – 2024)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 7 (2024 – 2025)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation

#### Analysis.

2024/25: 1 local market unit completed (Anglesey Planning Authority Area only)  
See the table below for information for the number of local market units that have been completed annually (since adopting the Joint LDP)

\*Not including any possible local market units in Gwynedd

Period	JLDP Area	Anglesey Local Planning Authority Area Only
AMR 7	1*	1
AMR 6	1	0
AMR 5	3	2
AMR 4	0	0
AMR 3	0	0
AMR 2	1	0
AMR 1	0	0
Total	6	3

#### Analysis.

It is apparent, in terms of considering the Anglesey Planning Authority area individually, that the above information does not correspond effectively with the target and trigger levels relating to this indicator.

It must be borne in mind that Policy TAI 5 in relation to Local Market Housing has introduced a completely new policy principle that was not apparent in previous development plans and therefore is not as known as other policies, which may be a reason for the low completion numbers. There was a suggestion in the assessment of the AMR 5 information that the policy requirement was starting to be accepted more broadly by the public and housing developers (although note that this was for the plan area as a whole). Bearing in mind the information from the AMR 6 period, an assessment of the situation in future Annual Monitoring Reports can confirm any specific trends.

Whilst it is hoped that there will be further increase in the number of such units constructed and permitted as the policy principle is further established and accepted to meet the needs of the local communities, it is noted that the policy has clearly restricted speculative

<b>Analysis.</b>
developments in the locations with the most acute problems in terms of the housing market.
It will be important to consider aspects relating to promoting more local market housing developments as part of the new plan to ensure that the It is not believed that there is a need for any action at present policy is effective on terms of meeting local housing needs.
It is not believed that there is a need for any action at present in terms of this indicator. A further assessment of this policy will be an important, for example, to update the evidence base and possibly also consider other sources of evidence. Research also needs to be conducted to understand the reasons for the low number of local market units that have received planning permission and developed, including any new aspects and barriers that have become apparent since the introduction of the policy. To this end, it must be ensured that there is sound evidence to support the Policy.

<b>Actions.</b>
Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D53.</b> Planning applications and appeals to modify or remove a S106 agreements or a condition relating to local market housing
<b>Objective</b>	<p><b>SO15:</b> To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.</p> <p><b>SO16:</b> To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population</p>
<b>Key Policies</b>	<b>PS 16, PS 18, TAI 1, TAI 5, TAI 8, TAI 15, TAI 17, TAI 19</b>
<b>Target</b>	Retain S106 agreements and conditions that facilitate delivery of local market housing in accordance with Policy TAI 5
<b>Trigger Point</b>	Planning application or appeal to modify or remove S106 agreements or condition relating to local market housing approved or allowed (as appropriate) in any one year

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations

**Analysis.**

No planning applications or appeal decisions to modify or remove section 106 agreements or conditions for local market housing have been approved or permitted (during this AMR period nor since adopting the Plan).

In accordance with the Planning Act 1990, it is possible to appeal a planning obligation to the Planning Inspectorate after five years, on the grounds that it has no relevant planning reasons. Before this, planning obligations may be renegotiated if the local planning authority and developers agree. However, bearing in mind that any planning permission for a local market house is based on policy within the Joint LDP that was adopted in 2017, it is highly unlikely that a Local Planning Authority would be willing to amend or remove a section 106 condition/agreement relating to restricting a house to a local market house.

**Actions.**

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D54.</b> Prepare and adopt a Supplementary Planning Guidance for Local Market Housing.
<b>Actions</b>	Target has been met during AMR 1. No need to monitor.

<b>Indicator</b>	<b>D55.</b> Prepare and approve a Local Housing Market Area (LHMA) study for Gwynedd
<b>Actions</b>	Target has been met during AMR 2. No need to monitor.

## Gypsy and Traveller Accommodation

<b>Indicator</b>	<b>D56.</b> Number of Traveller pitches for residential accommodation provided at Penhesgyn, Anglesey
<b>Objective</b>	<p><b>SO15:</b> To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.</p> <p><b>SO16:</b> To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population</p> <p>Key outputs:</p> <ul style="list-style-type: none"> <li>• there will be a consistent minimum 5 year supply of land for housing;</li> <li>• housing growth will be distributed across the Plan area in accordance with the spatial distribution;</li> <li>• the supply of affordable housing units will have increased;</li> <li>• the demand for sites for Gypsies and Travellers will have been addressed.</li> </ul>
<b>Key Policies</b>	<b>PS 1</b>
<b>Target</b>	Provide 4 pitches at Penhesgyn, Anglesey by the end of 2017/ 2018
<b>Trigger Point</b>	Failure to provide 4 pitches at Penhesgyn, Anglesey by end of 2017/ 2018

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 2 (2019 – 2020)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 3 (2020 – 2021)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 4 (2021 – 2022)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 5 (2022 – 2023)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 6 (2023 – 2024)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 7 (2024 – 2025)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation

#### Analysis.

The site at Penhesgyn was included in the JLDP however no planning applications were submitted to develop the site and provide 4 pitches for the use of the Gypsy and Travellers community.

#### Actions.

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D57.</b> The number of additional Gypsy pitches provided on an extension to the existing residential Gypsy site, adjacent to the Llandygai Industrial Estate, Bangor
<b>Actions</b>	This indicator is not applicable to the plan area relating to Anglesey.

<b>Indicator</b>	<b>D58.</b> The need for additional pitches identified in a Gypsy Traveller Accommodation Needs Assessment (GTANA)
<b>Objective</b>	<p><b>SO15:</b> To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.</p> <p><b>SO16:</b> To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population</p> <p>Key outputs:</p> <ul style="list-style-type: none"> <li>• there will be a consistent minimum 5 year supply of land for housing;</li> <li>• housing growth will be distributed across the Plan area in accordance with the spatial distribution;</li> <li>• the supply of affordable housing units will have increased;</li> </ul>



	<ul style="list-style-type: none"> <li>the demand for sites for Gypsies and Travellers will have been addressed.</li> </ul>
<b>Key Policies</b>	<b>PS 1</b>
<b>Target</b>	Provide number and type of pitches to address need identified in the GTANA by the end of 2026
<b>Trigger Point</b>	Failure to provide number and type of additional pitches to address need identified in the GTANA by the end of 2026

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 2 (2019 – 2020)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 3 (2020 – 2021)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 4 (2021 – 2022)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 5 (2022 – 2023)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 6 (2023 – 2024)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 7 (2024 – 2025)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation

#### **Analysis.**

The Gypsies and Travellers Accommodation Needs Assessment 2022 identified the need for two transit sites on Anglesey - one in the centre of Anglesey and the other in Holyhead. The site in the centre of Anglesey should be able to accommodate up to 10 pitches, and the site in Holyhead up to 3 caravans.

#### **Anglesey - Centre of the Island**

Identifying funding avenues for the development of the Star site is ongoing, with an application to the Welsh Government Gypsy and Traveller Capital Sites Grant being explored. In the interim the Gaerwen Park & Ride will continue to be utilised when the need arises as a temporary measure and appropriate facilities are arranged when there is demand for the use of the site.

#### **Anglesey – Holyhead**

The results of the 2022 GTAA determined that a temporary stop over site is required in Holyhead. Discussions will take place with the Leisure service to determine the viability of utilising Council Land Car Parks. This is embedded into the work plan as a result of the GTAA and will be reviewed on an ongoing basis to determine progress.

#### **Actions.**

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D59.</b> The number of unauthorised Gypsy & Traveller encampments reported annually and length of stay
<b>Objective</b>	<p><b>SO15:</b> To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.</p> <p><b>SO16:</b> To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population</p> <p>Key outputs:</p> <ul style="list-style-type: none"> <li>• there will be a consistent minimum 5 year supply of land for housing;</li> <li>• housing growth will be distributed across the Plan area in accordance with the spatial distribution;</li> <li>• the supply of affordable housing units will have increased;</li> <li>• the demand for sites for Gypsies and Travellers will have been addressed.</li> </ul>
<b>Key Policies</b>	<b>PS 1</b>
<b>Target</b>	Monitor changes in need for pitches and compare with supply of pitches in the inter GTANA period.
<b>Trigger Point</b>	The number of encampments and length of stay suggests a need for additional supply of pitches.

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 2 (2019 – 2020)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 3 (2020 – 2021)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 4 (2021 – 2022)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 5 (2022 – 2023)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 6 (2023 – 2024)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 7 (2024 – 2025)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation

<b>Analysis.</b>
On Anglesey, there remains one unauthorised tolerated site at Lôn Pentraeth. Other unauthorised encampment sites during this year on Ynys Môn include:

Site	Caravans	Notes	Arrival Date	Departure Date
Gaerwen Park and Ride	3	Annual Visitors	17/07/2024	28/08/2024
Holyhead (Newry)	5	Visited while crossing over to Ireland	29/07/2024	03/08/2024
Gaerwen Park and Ride	5	All occupants were the annual visitors to the area. Total number now 8 caravans / motor homes	31/07/2024	28/08/2024
Holyhead (Hedsor Street)	3	Unauthorised encampment arrived in December 2023 but Council only notified in May 2024	16/05/2024	2 people left in November 2024. Another left on the 24/06/2025 but may return as caravan still on site
Holyhead (Hedsor Street)	1	Local person living in caravan (Not considered to be a part of the G&T community)	12/03/2025	Still on site
Gaerwen Park and Ride	4	4 Households with 4 caravans. Claim to be annual visitors but were not recognised to be part of the same community that visit annually	20/03/2025	31/02/2025

#### Analysis.

From reviewing the situation, nothing is causing concern at present.

#### Actions.

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

## Natural and Built Environment

### Conserving and enhancing the natural environment

<b>Indicator</b>	<b>D60.</b> Number of planning applications permitted on locally important biodiversity and geodiversity sites
<b>Objective</b>	<b>SO17:</b> Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment
<b>Key Policies</b>	<b>PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4</b>
<b>Target</b>	Biodiversity or geodiversity value of locally important sites maintained or enhanced in accordance with Policy AMG 5 and Policy AMG 6
<b>Trigger Point</b>	One application permitted contrary to Policy AMG 5 or Policy AMG 6

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations

#### Analysis.

After an examination of the planning applications determined it does not appear that a planning permission has been approved, contrary to policy AMG 5 and AMG 6 during the monitoring period. It appears that the policies are implemented effectively.

#### Actions.

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D61.</b> Number of planning applications permitted on nationally or internationally designated sites or on sites that affect the biodiversity or geodiversity value of the designated sites
<b>Objective</b>	<b>SO17:</b> Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment
<b>Key Policies</b>	<b>PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4</b>

<b>Actions.</b>	
Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.	

<b>Target</b>	No planning applications permitted that are harmful to the biodiversity or geodiversity value of nationally or internationally designated sites
<b>Trigger Point</b>	One planning application permitted contrary to Policy PS 19

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations

<b>Analysis.</b>	
<p>The total of approved planning applications that were entirely/partially within nationally or internationally designated sites of biodiversity or geodiversity value (i.e. Special Areas of Conservation, Special Protection Areas, Ramsar, Sites of Special Scientific Interest, National Nature Reserves) was 2; these were as follows:</p> <ul style="list-style-type: none"> <li>FPL/2022/289 - Full application for a replacement dwelling (SSSI)</li> <li>FPL/2024/133 - Full application for a replacement dwelling (SSSI).</li> </ul> <p>It was not considered that any planning permission granted disturbed an international/national biodiversity or geodiversity value of these designations. Consequently, it is considered that all permissions complied with policy PS 19, and that the policies are continuing to be implemented effectively.</p>	

<b>Actions.</b>	
Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.	

<b>Indicator</b>	<b>D62.</b> Number of planning applications permitted for major development in a National Landscape (formerly Areas of Outstanding Natural Beauty, or AONBs).
<b>Objective</b>	<b>SO17:</b> Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment

<b>Key Policies</b>	<b>PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4</b>
<b>Target</b>	No planning applications permitted for major development, which are harmful to a National Landscape's natural beauty.
<b>Trigger Point</b>	One planning application permitted contrary to Policy PS 19 and Policy AMG 1

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations

#### Analysis.

No planning application was permitted for a 'major development' within the National Landscapes during the monitoring period.

#### Actions.

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

## Preserving and enhancing heritage assets

<b>Indicator</b>	<b>D63.</b> Number of planning applications permitted in Conservation Areas and World Heritage Sites or sites that affect their historic or cultural values
<b>Objective</b>	<b>SO17:</b> Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment
<b>Key Policies</b>	<b>PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4</b>
<b>Target</b>	No planning application permitted that are harmful to the character and appearance of a Conservation Area or the Outstanding Universal Value of World Heritage Sites
<b>Trigger Point</b>	One planning application permitted contrary to Policy PS 20 or Policy AT1

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
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AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations

#### Analysis.

A total of 45 full planning applications were approved within Conservation Areas on Anglesey. These include the change of use of former churches, new dwellings, annexes, changes of use, conversions, alterations and extensions.

It is considered that these permissions comply with Policies PS 20 and AT 1 and that these policies are continuing to be implemented effectively

#### Actions.

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D64.</b> Prepare and adopt a Supplementary Planning Guidance relating to Heritage Assets
<b>Objective</b>	<b>SO17:</b> Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment
<b>Key Policies</b>	<b>PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4</b>
<b>Target</b>	Prepare and adopt a Supplementary Planning Guidance in relation to Heritage Assets within 18 months of the Plan's adoption
<b>Trigger Point</b>	Not adopting a Supplementary Planning Guidance within 18 months of the Plan's adoption

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 2 (2019 – 2020)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 3 (2020 – 2021)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 4 (2021 – 2022)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 5 (2022 – 2023)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
AMR 6 (2023 – 2024)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation

AMR 7 (2024 – 2025)	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation
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#### Analysis.

With the release of TAN 24 (Historic Environment) and a number of CADW guidance publications, it is not considered that there is no longer a need for a specific SPG on this matter.

#### Actions.

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

## Waste management

<b>Indicator</b>	<b>D65.</b> The amount of land and facilities to cater for waste in the Plan area
<b>Objective</b>	<b>SO18:</b> Encourage waste management based in the hierarchy of reduce, re-use, recovery and safe disposal.
<b>Key Policies</b>	<b>GWA 1</b>
<b>Target</b>	Maintain sufficient land and facilities to cater for the Plan area's waste (to be confirmed at a regional level in accordance with TAN 21 waste monitoring arrangements)
<b>Trigger Point</b>	Triggers to be established at a regional level in accordance with TAN21

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations

#### Analysis.

Based on the North Wales Waste Monitoring Report for 2020 there is no need to provide additional non-hazardous or inert waste landfill within the North Wales region, and careful consideration should be given to the possibility of an over-provision in dealing with proposals to develop further residual waste treatment in the region.

In accordance with the requirements of TAN 21, Waste Monitoring Reports must be undertaken in order to identify whether sufficient regional landfill and waste treatment capacity is maintained; whether the spatial provision is sufficient to meet this need; and



<b>Analysis.</b>
whether local planning authorities need to undertake necessary steps to meet any unforeseen issue, and to enable Welsh Government and local planning authorities to provide a strategic overview of trends in the waste sector to inform the LDP and provide guidance when dealing with waste planning applications.

<b>Actions.</b>
Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D66.</b> Number of planning applications for waste management facilities on employment sites identified in Policy GWA 1 and Policy CYF 1.
<b>Objective</b>	<b>SO18:</b> Encourage waste management based in the hierarchy of reduce, re-use, recovery and safe disposal.
<b>Key Policies</b>	<b>GWA 1, CYF 1</b>
<b>Target</b>	Increase in number of waste management facilities provided on employment sites identified in Policy GWA 1 and Policy CYF 1, compared to number provided on employment sites in 2016/2017.
<b>Trigger Point</b>	No planning applications for waste management facilities on employment sites identified in Policy GWA 1 and Policy CYF 1.

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations

<b>Analysis.</b>
No planning permissions for energy from waste related development during this AMR period.
It is considered that Policies CYF 1 and GWA 1 are implemented efficiently. The Council will continue to monitor the indicator.

<b>Actions.</b>
Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D67.</b> – The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN)
<b>Objective</b>	<b>SO19:</b> Meet the needs of minerals locally and regionally in a sustainable manner.
<b>Key Policies</b>	<b>PS 22, MWYN 6</b>
<b>Target</b>	Maintain a minimum 10 year land supply of crushed rock aggregate reserves throughout the Plan period in the Plan area in line with Policy PS22
<b>Trigger Point</b>	Less than a 12 year land supply of crushed rock aggregate reserves in the Plan area in any one year

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations

<b>Analysis.</b>
<p>At the end of 2016, there was a residual 42.94 million tonnes of permitted crushed rock aggregate reserves, which is far above the threshold level (Source: North Wales Regional Aggregates Working Group Annual Monitoring Report (2016)).</p> <p>The information is based on the distribution outlined in the Second Review of the Regional Technical Statement (RTS) that is undertaken every five years. Each review of the Regional Technical Statement provides a mechanism in order to encourage the national sustainability objectives that every individual Local Authority in the region need to fulfil over a 25 year period for crushed rock (which is sufficient to fulfil the requirements of MTAN1 of achieving a 10 year land bank) during the 15 year period of the Joint LDP. The preferred areas for crushed rock in Policy MWYN 2 of the JLDP exceeds the minimum allocation needed to meet the required provision identified in the Second Regional Technical Statement.</p>

<b>Actions.</b>
Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D68.</b> – Sand and gravel land supply in the Plan area.
<b>Objective</b>	<b>SO19:</b> Meet the needs of minerals locally and regionally in a sustainable manner.

<b>Key Policies</b>	<b>PS 22, MWYN 6</b>
<b>Target</b>	Maintain a minimum 7 year land supply of sand and gravel throughout the Plan period in the Plan area in line with Policy PS22.
<b>Trigger Point</b>	One Planning application permitted contrary to Policy MWYN 6

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations

#### Analysis.

North Wales had approximately 15.70 million metric tonnes of residual sand and gravel at the end of 2016 (the Plan area's contribution towards this total was 1.175 million). Using the average sales of over 10 years, as recommended by Welsh Government in their CL-04- 14 policy explanation letter, this is equivalent to a land bank of 21.8 years.

The information is based on the distribution outlined in the Second Review of the Regional Technical Statement (RTS) that is undertaken every five years. Each review of the Regional Technical Statement provides a mechanism in order to encourage the national sustainability objectives that every individual Local Authority in the region need to fulfil over a 22 year period for sand and gravel (which is sufficient to fulfil the requirements of NCTM1 of achieving a 7 year land bank) during the 15 year period of the Joint LDP. Whilst the landbank of sand and gravel for the Plan area is below the 7 year threshold, the preferred areas identified in Policy MWYN 2 of the JLDP exceeds the minimum allocation needed to meet the required provision in the Regional Technical Statement.

#### Actions.

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

<b>Indicator</b>	<b>D69. – Number of Planning applications permitted within a mineral buffer zone</b>
<b>Objective</b>	<b>SO19:</b> Meet the needs of minerals locally and regionally in a sustainable manner.
<b>Key Policies</b>	<b>PS 22, MWYN 6</b>
<b>Target</b>	No development permitted within a mineral buffer zone that would lead to the sterilisation of the mineral Resource, unless it is in accordance with Policy MWYN 6
<b>Trigger Point</b>	One Planning application permitted contrary to Policy MWYN 6

Outcome / Actions, year on year:

AMR 1 (2018 – 2019)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 2 (2019 – 2020)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 3 (2020 – 2021)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 4 (2021 – 2022)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 5 (2022 – 2023)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 6 (2023 – 2024)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations
AMR 7 (2024 – 2025)	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations

**Analysis.**

No planning permission was granted within a mineral buffer zone that is contrary to Policy MWYN 5. Consequently, it is considered that Policy MWYN 5 is implemented efficiently. The Council will continue to monitor the indicator.

**Actions.**

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

## Conclusions and Recommendations

This AMR is reporting data from Anglesey only due to separation of the Joint Planning Policy Service with Gwynedd Council in April 2023. This AMR follows the same format as previous reports and documents the performance of the JLDP but for Anglesey only. The information presented in the Report will provide useful evidence to inform future policy development particularly in the context of the preparation of a new Local Development Plan (LDP) for Anglesey that will reflect the Island's needs from environmental, economic and social perspectives.

It is considered that on the whole good progress is being made in delivering the targets outlined in the monitoring framework. Where targets have not been met this is largely due to factors outside of the control of the JLDP. As has been noted above these factors will need to be considered by the LPA when preparing a new LDP. While there are issues where further work is needed and the policies need to be revisited, the statutory steps of preparing new Plan must be followed with the preparation of a sound evidence base to support any changes to policy or new policies.

The number of houses completed in the Plan area since the Plan's start date (2011) is lower than the expected figure. There are a number of reasons for this including, economic growth has not been at the expected scale, large scale infrastructure projects have not progressed, consequences of the pandemic or that demand for housing in some areas of the Plan has not been at the expected rate.

1000 affordable houses have been given permission on Anglesey since the LDP was adopted in 2017 with 16 of these granted permission in Anglesey during 2024-25. 104 affordable units were completed this year out of 249 total housing units meaning 41.8% of all units completed were affordable, the highest percentage since monitoring for the JLDP has begun. Of the units given permission and completed since the Plan's adoption the percentage of affordable housing is approximately 44%. This means that new permissions under the Plan thus far, have delivered a high percentage of affordable housing, ensuring that local needs are being addressed and this assists to maintain the welsh language within the Plan's area.

Overall the indicators contained within the monitoring framework are performing in accordance with expectations under the circumstances. Where policy targets are not being achieved this overall is due to factors which are outside of the control of the JLDP, for example indicators related to Wylfa Newydd, the implications of this will be considered whilst preparing the new Plan. Where other policy targets are not being achieved there are currently no concerns regarding policy implementation. These matters will be considered as part of the new LDP. Despite the contextual changes outlined in chapter two and the conclusion of the Review Report that a replacement plan should be prepared it is considered that the JLDP policies are still relevant and provide a sound planning framework for determining applications across the plan area. Below highlights how the plan is still delivering for the area:

- Some developments reported on are decisions which were made before the adoption of the JLDP.
- On the whole appeal decisions since the adoption of the JLDP have supported the policies and strategy of the Plan with appeal decisions that have been allowed do not undermine the policies of the JLDP.

- Permission has been granted for 88 new residential units (including requests to reconsider or extend the expiry date of current permissions) in Anglesey during 2024/25 There were 16 units (18%) for affordable housing in Anglesey
- It is noted that 2697 units have been completed in Anglesey between the base date (2011) and 2024/25, whilst the trajectory notes a figure of 3231 units.
- No planning applications or appeal decisions to modify or remove S106 agreements or conditions for local market housing have been approved or permitted (during this AMR period nor since adopting the Plan).
- Proposals for new employment development on safeguarded sites have been supported by the policies within the JLDP.
- On the whole the indicators contained within the monitoring framework are performing in accordance with expectations, where they are not being achieved there is no concern regarding policy implementation.

The JLDP will continue to be monitored in line with the monitoring framework as set out in Chapter 7 of the JLDP. Full consideration will be given to the conclusions of the Annual Monitoring Reports in preparing the evidence base that will support the policies of the new Local Development Plan.

## Appendix 1 – Sustainability Appraisal Monitoring

The JLDP was subject to Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA) as an iterative process through the plan preparation process. The SA incorporated the SEA requirements in accordance with EU Directive 2001/42/EC. The purpose of the SA was to appraise the likely social, environmental and economic effects of the Plan, to ensure they were consistent with the principles of sustainable development. The SA of the JLDP identified 11 objectives and 29 indicators which are intended to measure the social, economic and environmental impact of the Plan.

It should be noted that the monitoring programme contained within the Sustainability Appraisal Report was preliminary and only identified potential indicators. The monitoring process has found that there is opportunity to improve the SA monitoring to ensure that appropriate data is collected. Whilst none of the indicators are deleted, it should be noted that the analysis makes it clear where information is unavailable and/or not applicable. In some instances information is no longer available (or relevant); in other instances the data available is of insufficient detail to enable useful monitoring.

There are a number of SA indicators where information is not published annually, for example those based on the census. The implications of the Covid pandemic also meant that some information was not available. The purpose of the monitoring framework is to review changes on an annual basis, as a consequence these are not necessarily going to be useful moving forward in terms of future monitoring. They have however been retained in order to provide a baseline.

It should be noted that the traffic light rating system used for the LDP Monitoring Indicators has not been taken forward for use with the SA Monitoring. Many of the SA objectives are aspirational in nature and to some extent would be information monitored in an ideal world scenario. In addition, the LDP alone would not be the only factor that would need to be considered in achieving their aims. The SA Monitoring does not include targets as such, unlike the LDP monitoring, it would therefore prove difficult to interpret the commentary into a traffic light rating.

As this is the 7th Annual Monitoring Report, the focus of the analysis will be to assess the changes that have happened with respect to each SA indicator since the seventh AMR of the JLDP. The data collected includes a mix of qualitative and quantitative data with a commentary under each SA objective to describe progress. Each SA Objective is assessed against the relevant monitoring indicators, with the findings set out in the sections below.

The following colour coding has been used to give an overall summary of the findings for each indicator:

Indication
Positive Impacts
Mixed Impacts
Negative Impacts
Neutral / Data Unavailable

## Summary of SA Monitoring

The table below sets out the summary assessment of the results of the sustainability appraisal monitoring.

Objectives	Results
Maintain and enhance biodiversity interests and connectivity	Positive Impacts
Promote community viability, cohesion, health and well being	Neutral / Data Unavailable
Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures	Positive Impacts
Conserve, promote and enhance the Welsh language	Negative Impacts
Conserve, promote and enhance cultural resources and historic heritage assets	Positive Impacts
Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities	Positive Impacts
Provide good quality housing, including affordable housing that meets local needs	Positive Impacts
Value, conserve and enhance the plan area's rural landscapes and urban townscapes	Positive Impacts
Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling	Positive Impacts
Promote and enhance good transport links to support the community and the economy	Positive Impacts
Safeguard water quality, manage water resources sustainability and minimise flood risk	Positive Impacts

## Summary of Results

The results of the Sustainability Appraisal monitoring indicate that out of the 11 Sustainability Objectives, overall positive effects were identified for 9 objectives, neutral effects for 1 objective and 1 objective identified as having a negative effect. However, the 2021 Census results for the number of Welsh Language speakers means that 1 objective is identified as having a negative impact. The table shows that for the majority of the sustainability objectives identified, progress is being made, on balance, against the range of monitoring indicators for the particular objective. The following tables include a detailed analysis of the performance of all the indicators:



**Objective - Maintain and enhance biodiversity interests and connectivity**

SA Indicator	Target	Baseline / Previous Data	Recent Data	Performance
1. Loss of biodiversity through development measured by loss or impact to international sites (e.g. SSSI) and local sites in JLDP area.	Decrease	2021 / 2022	See Analysis	Positive Impacts
2. Net loss of biodiversity in LDP area caused by development	Decrease	N/A	See Analysis	Neutral / Data Unavailable
3. % of features (various types) in favourable condition, including both land and marine based	Increase	2019 / 2020	See Analysis	Neutral / Data Unavailable
4. Achievement of BAP objectives and targets	Increase	N/A	See Analysis	Neutral / Data Unavailable
5. Trends and status of NERC 2006, Section 42 species/habitats	Improvement	N/A	See Analysis	Neutral / Data Unavailable
6. Number and area of SINC's and LNR within the plan	Maintain / Increase	2019 / 2020	See Analysis	Positive Impacts

**Analysis.**

- The total of approved planning applications that were entirely/partially within nationally or internationally designated sites of biodiversity or geodiversity value (i.e. Special Areas of Conservation, Special Protection Areas, Ramsar, Sites of Special Scientific Interest, National Nature Reserves) was 2; these were as follows:
  - FPL/2022/289 - Full application for a replacement dwelling
  - FPL/2024/133 - Full application for a replacement dwelling
- While this is not currently monitored by the Authority due to limited resources, policies within the LDP ensure that biodiversity is protected.
- No updated data since the previous AMR. The information only available for SACs and SPAs and the results are as follows:
  - SACs - 40% (8 of 20 SACs located or partially located within the LDP area) are of all features of 'favourable' condition;
  - SPAs - 89% (8 of 9 SAPs located or partially located within the LDP area) are of all features of 'favourable' condition.
- No information currently available as this is not monitored by the Authority due to

**Analysis.**

limited resources.

5. No information currently available as this is not monitored by the Authority due to limited resources.

6. No change since previous AMR:

- 6 LNR's
- 143 Wildlife Sites

**Objective - Promote community viability, cohesion, health and wellbeing.**

SA Indicator	Target	Baseline / Previous Data	Recent Data	Performance
1. % of total population with access to key services	Increase	N/A	Data not available	Neutral / Data Unavailable
2. Lifestyle related health measures (e.g. overweight / obese)	Improvement	N/A	Data not available	Neutral / Data Unavailable

**Analysis.**

Data for both these indicators is not currently available on a Local Authority level. Continue to monitor the indicator in future AMRs.

**Objective - Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures.**

SA Indicator	Target	Baseline / Previous Data	Recent Data	Performance
1. % change in carbon dioxide emissions from industry / commercial, domestic, road transport, land use change and forestry sectors.	Decrease	2018 / 2019	See Analysis	Positive Impacts

**Analysis.**

The following table highlights CO2 emission estimates (KtCO2) in all 5 sectors in Anglesey between 2005 and 2023. (Source : Department for Business, Energy and Industry & Carbon Copy)

The data shows that there has been a decrease in carbon emissions in all five sectors since the previous AMR.

	2005	2018	2019	2023
Industry	343	76.9	76.5	13.2
Commercial	59.7	31	29.7	25.1
Domestic	210.8	129.9	126.7	93.8
Transport	136.2	137	134.7	122.6
Forestry and Land Use Change	38.6	20.3	19.3	-14.3

**Objective - Conserve, promote and enhance the Welsh language.**

SA Indicator	Target	Baseline / Previous Data	Recent Data	Performance
1. Number / percentage Welsh language speakers	Increase	Year ending 31 <sup>st</sup> December 2021	Census 2021	Negative Impacts

**Analysis.**

Policy PS 1: The Welsh Language and Culture, promotes and supports the use of the language. The aim of Policies PS 1, PS 5 and PS 6 is to integrate 'sustainable development' into the development process, in order to maintain and create distinctive and sustainable communities.

An Annual Report of the population who say they speak Welsh by the ONS is published quarterly, the basis of this is data being from a survey. However, the Annual Population Survey has seen a fall in sample sizes over recent years. Due to this and the availability of language skills figures from the 2021 Census this year the AMR (as previously) is focusing on Census figures rather than figures from the annual Survey.

In Anglesey on the Census day in 2021 there were 37,413 people (aged 3+) able to speak Welsh which equates to 55.8%. In 2011 the corresponding percentage was 57.2% with the number of Welsh speakers aged 3+ in 2011 being 38,568. Therefore, the proportion has fallen by 1.4% with the number of Welsh speakers down by 1,155.

**Objective - Conserve, promote and enhance cultural resources and historic heritage assets.**

SA Indicator	Target	Baseline / Previous Data	Recent Data	Performance
1. Number of historic assets at risk / change in number at risk	Decrease	2020 / 2021	2020 / 2021	Positive Impacts

**Analysis.**

Data relating to the number of historic assets at risk / change in number at risk is currently not available on a Local Authority level. No planning permission was granted for applications that were contrary to policies PS 20 and AT 1 during the monitoring period. A total of 45 full planning applications were approved within the Conservation Areas of Anglesey. These

**Analysis.**

include the change of use of former disused Churches, new dwellings, annexes, changes of use, conversions, alterations and extensions. It is considered that these permissions comply with Policies PS 20 and AT 1 and that these policies are continuing to be implemented effectively.

**Objective - Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities.**

SA Indicator	Target	Baseline / Previous Data	Recent Data	Performance
1. Economic activity by sector.	Increase	2023 / 2024	See analysis for details	Positive Impacts
2. Employment status of residents 16 years old +	Increase	2023 / 2024	See analysis for details	Positive Impacts
3. Number of people commuting into and out of the authority area.	Mixed results in commuting patterns	2022	See analysis for details	Positive Impacts

**Analysis.**

1 & 2. As can be seen in the table below, statistics show that the economic activity and employment rate in Anglesey has increased since the previous AMR and is slightly higher than the national average.

**Employment Rate (Ages 16 – 64) as percentage**

Area	Year ending 31 March 2019	Year ending 31 March 2020	Year ending 31 March 2021	Year ending 31 March 2022	Year ending 31 March 2023	Year ending 31 March 2024	Year ending 31 March 2025
Anglesey	76.5%	75.6%	75.4%	70.6%	76.6%	74.6%	<b>77.7%</b>
Wales	73.1%	73.6%	72.2%	73.6%	73.3%	73.5%	<b>73.4%</b>

**Analysis.**

3. Statistics show that there has been a decrease in the number of people commuting out of authority whilst the number of people commuting into the authority has remained the same between 2023 and 2024. (Note: The data shows the total number of working residents who commute out of the area for work elsewhere. At a Wales level it shows the number of people who commute out of Wales for work.)

It is considered that no planning application has been contrary to the economic policies contained in the Plan.

**Number of people commuting in and out of the area for employment reasons.**

Area	Number of people commuting out of the authority 2023	Number of people commuting out of the authority 2024	Number of people commuting into the Authority 2023	Number of people commuting into the Authority 2024
Anglesey	8,400	8,300	3,000	3,000
Wales	81,800	92,600	31,600	37,400

**Objective - Provide good quality housing, including affordable housing that meets local needs**

SA Indicator	Target	Baseline / Previous Data	Recent Data	Performance
1. Number of new affordable housing units provide per year as a percentage of all new units.	Increase	2021 / 2022	See analysis for details	Positive Impacts

Year	Affordable housing units completed	Total housing units completed	Affordable units as a percentage of total housing completions
2017 – 2018	61	463	13.2%
2018 – 2019	189	548	35.6%
2019 – 2020	132	461	28.6%
2020 – 2021	82	362	22.7%
2021 – 2022	107	344	31.1%
2022 – 2023	122	298	40.9%
2023 – 2024 <sup>2</sup>	53	178	30.0%
2024 – 2025	104	249	41.8%

**Analysis.**

This years monitoring has highlighted the highest percentage of affordable units completed of all housing units completed at 41.8%

<sup>2</sup> From 2023 onwards, only data from Anglesey planning authority is collected

**Objective - Value, conserve and enhance the plan area's rural landscapes and urban townscapes.**

SA Indicator	Target	Baseline / Previous Data	Recent Data	Performance
1. Proportion of high/very high quality landscapes identified by LANDMAP.	Increase	2019 - 2020	See analysis for details	Positive Impacts
2. Number / proportion of new developments within AONBs	Decrease	2021 - 2022	See analysis for details	Positive Impacts
3. Number / proportion of new developments within areas classed as outstanding by LANDMAP	Decrease	2021 - 2022	See analysis for details	Positive Impacts

#### **Analysis.**

1) No change since the previous AMR. The results for the areas defined under LANDMAP are as follows:

- Visual and Sensory - 51% (135 out of 267 areas) of areas were classed as High or Outstanding;
- Cultural 98 % (374 out of 382 areas) of areas were classed as High or Outstanding;
- Geological - 62% ( 133 out of 213 areas) of areas were classed as High or Outstanding
- Historical Landscapes - 81% (319 out of 392 areas) of areas were classed as High or Outstanding;
- Landscape Habitats - 47% (592 out of 934 areas) of areas were classed as High or Outstanding.

2) The number of approved planning applications within AONBs are as follows:

- 2018/2019 = 540
- 2019/2020 = 219
- 2020/2021 = 222
- 2021/2022 = 340
- 2022/2023 = 209
- 2023/2024 = 75
- 2024/2025 = 78

Although there has been a minimal increase in the number of approved applications within the AONB over the past year, this is negligible, and the number is significantly lower than in previous monitoring periods.

3) The data for this indicator was not available. Continue to monitor in subsequent AMR's.

**Objective - Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling.**

SA Indicator	Target	Baseline / Previous Data	Recent Data	Performance
1. % of development on previously developed land.	Increase	2021 - 2022	See analysis for details	Positive Impacts
2. % municipal wastes sent to landfill	Decrease	2018 - 2019	See analysis for details	Positive Impacts
3. % municipal wastes reused /recycled	Increase	2020 - 2021	See analysis for details	Mixed Impacts

**Analysis.**

1. % proportion of development on previously developed land is as follows:

- Anglesey: 2017-2018 = 13.8ha (49%);
- Anglesey: 2018-2019 = 4.33ha (21%);
- Anglesey: 2019-2020 = 52.9ha which equates to 82.8% of all development. (This figure included amendments to an existing race track, the site area of which was 41.4ha)
- Anglesey: 2020-2021 = 15.20ha (72.8%)
- Anglesey: 2021-2022 = 15.97ha (49.3%)
- Anglesey: 2022 - 2023 = 41.25ha (79.6%)
- Anglesey: 2023-2024 = 3.7ha (49.1%)
- Anglesey: 2024-2025 = 1.33ha (11.7%)

2. 2019-20 is the last scheme year in which Local Authorities in Wales have been allocated landfill allowances. Therefore, there is no update since the previous AMR. % Municipal waste to landfill is as follows (Source: StatsWales):

- 2016-2017 = Anglesey (6.9%)
- 2017-2018 = Anglesey (0.5%),
- 2018-2019 = Anglesey (1%),
- 2019-2020 = Anglesey (2%),

Although Anglesey has seen a minimal increase in the percentage of waste taken to landfill between 2018/2019 and 2019/2020, the figure is significantly lower than in 2016-2017.

3. % Municipal waste recycled is as follows (Source: Welsh Government):

- 2016-2017 = Anglesey (66%)
- 2017-2018 = Anglesey (72%)
- 2018-2019 = Anglesey (70%)
- 2019-2020 = Anglesey (68%)
- 2020-2021 = Anglesey (65.7%)
- 2022-2023 = Anglesey (62.3%)
- 2023-2024 = Anglesey (65%)

**Objective - Promote and enhance good transport links to support the community and the economy.**

SA Indicator	Target	Baseline / Previous Data	Recent Data	Performance
1. Method of travel to work - % working population who travel by car.	Decrease	2011 Census	See analysis for details	Positive Impacts
2. Percentage of new residential developments within 30 minutes public transport time of facilities	Increase	2017 / 2018 / 2019	See analysis for details	Neutral
3. Access to services and facilities by public transport, walking and cycling	Increase	2016 - 2017	See analysis for details	Neutral / Data Unavailable
4. % increase in the cycle network	Increase	Transport Topic Paper 2015	See analysis for details	Neutral / Data Unavailable
5. Proportion of lpg fuel sources for motor vehicles	Increase	2019 onwards	See analysis for details	Neutral / Data Unavailable

**Analysis.**

1. The tables below compare the situation in Anglesey, Gwynedd and Wales between the 2011 and 2021 Census for the different modes of transport to work (these are based on the working age 16-74 population). As seen the biggest change is in the percentage of people working from home +15.66% in Anglesey, +20.25% in Wales. In terms of the number driving a car or van to work this has fallen by -9.05% in Anglesey, -6.36% in Gwynedd and -10.91% in Wales.



Method used to travel to workplace	Anglesey % (2011 Census)	Anglesey % (2021 Census)	Change %
Work mainly from home	6.85%	22.51%	15.66%
Underground, metro, light rail, tram	0.07%	0.02%	-0.05%
Train	0.71%	0.41%	-0.30%
Bus, minibus or coach	2.67%	1.59%	-1.08%
Taxi	0.38%	0.32%	-0.06%
Motorcycle, scooter or moped	0.73%	0.39%	-0.34%
Driving a car or van	70.40%	61.35%	-9.05%
Passenger in a car or van	6.10%	4.64%	-1.46%
Bicycle	1.58%	0.96%	-0.62%
On foot	9.54%	6.87%	-2.67%
Other method of travel to work	0.96%	0.74%	-0.22%

Method used to travel to workplace	Wales % (2011 Census)	Wales % (2021 Census)	Change %
Work mainly from home	5.36%	25.61%	20.25%
Underground, metro, light rail, tram	0.09%	0.04%	-0.05%
Train	2.01%	0.84%	-1.17%
Bus, minibus or coach	4.61%	2.30%	-2.31%
Taxi	0.48%	0.56%	0.08%
Motorcycle, scooter or moped	0.56%	0.34%	-0.22%
Driving a car or van	67.37%	56.46%	-10.91%
Passenger in a car or van	6.80%	4.83%	-1.97%
Bicycle	1.44%	1.10%	-0.34%
On foot	10.64%	7.06%	-3.58%
Other method of travel to work	0.64%	0.86%	0.22%

### Analysis.

2. 100% of new residential development within 30 minutes.
  3. No update in data since previous AMR.
    - a. Anglesey has the third lowest number of concessionary bus pass holders aged 60+ (75.6%).
    - b. Gwynedd has the fourth lowest number (80.0%).
    - c. The area with the lowest number is Powys (71.5%).
    - d. The area with the highest number is Cardiff (98.9%).
    - e. The national average is 87.0%.
- Therefore, Anglesey is below the national average.

**Analysis.**

4. No update in data since previous AMR.
5. No data available.

**Objective - Safeguard water quality, manage water resources sustainability and minimise flood risk**

SA Indicator	Target	Baseline / Previous Data	Recent Data	Performance
1. % of new developments with integrated sustainable drainage systems	Increase	N/A	Data Unavailable	Neutral / Data Unavailable
2. % of waterbodies at good ecological status or potential	Increase	2018 - 2019	See analysis for details	Neutral / Data Unavailable
3. Proportion / absolute number of development in C1 and C2	Decrease	2020 - 2021	See analysis for details	Positive Impacts

**Analysis.**

1. This information is not currently collected by the Authority.
2. No updated data from the previous AMR was available. The indicator will continue to be monitored in subsequent future AMR's.
3. Information relating to developments within C1 flood zone is not available. 36 full planning applications were permitted on sites that were wholly/partly within a C2 flood zone. . No planning applications were approved for a type of development that would be considered as a 'highly vulnerable development' in accordance with Figure 2 of Technical Advice Note 15 (Development and Flood Risk). Further all application located (partly/fully) within the C2 flood zone complied with the tests as contained within TAN 15. It is concluded that the applications approved were in compliance with policies PS 5, PS6, 1 PCYFF & PCYFF 2 of the Joint LDP. Therefore, it is considered that the policies are continuing to be implemented effectively.