

Public Document Pack



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Mr Dylan Williams
Prif Weithredwr – Chief Executive

CYNGOR SIR YNYS MÔN
ISLE OF ANGLESEY COUNTY COUNCIL
Swyddfeydd y Cyngor - Council Offices
LLANGFNI
Ynys Môn - Anglesey
LL77 7TW

Ffôn / tel (01248) 752500
Ffacs / fax (01248) 750839

RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR POLISI CYNLLUNIO	PLANNING POLICY COMMITTEE
DYDD MERCHER, 11 CHWEFROR, 2026 am 2.00 o'r gloch yp	WEDNESDAY, 11 FEBRUARY 2026 at 2.00 pm
CYFARFOD HYBRID - YSTAFELL BWYLLGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI AC YN RHITHIOL DRWY ZOOM	HYBRID MEETING - 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 APOLOGIES

2 DECLARATION OF INTEREST

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

3 MINUTES (Pages 1 - 6)

To submit, for confirmation, the minutes of the previous meeting held on 15 January, 2026.

4 DRAFT VISION, OBJECTIVES AND OPTIONS CONSULTATION PAPER (Pages 7 - 90)

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

5 INTEGRATED SUSTAINABILITY APPRAISAL (ISA) (Pages 91 - 156)

To submit the Integrated Sustainability Appraisal (ISA).

PLANNING POLICY COMMITTEE

Minutes of the hybrid meeting held on 15 January 2026

- PRESENT:** Councillor Ken Taylor (Vice-Chair in the Chair)
- Councillors Jeff M Evans, Kenneth P Hughes, John Ifan Jones, Robert Ll Jones, Jackie Lewis (left at 2.45 pm), Pip O'Neill, Llio Angharad Owen and Nicola Roberts
- IN ATTENDANCE:** Chief Planning Officer (DFJ),
Planning Policy Team Leader (LW),
Policy Officer (AL),
Senior Planning Officer Minerals and Waste/ Planning Manager (RW),
Committee Officer (MEH),
Webcasting Committee Services Officer (FT)
- APOLOGIES:** Councillors Ieuan Williams and Robin W Williams

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

None received.

3 MINUTES

The minutes of the previous meeting held on 10 September, 2025 were confirmed as correct.

4 PRESENTATION OF CANDIDATE SITE REGISTER

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

The Chief Planning Officer reported that the Call for Sites will assist to identify suitable land to meet future housing, employment and infrastructure needs and as part of the early evidence gathering and plan preparation. The Council conducted a Call for Candidate Sites process between 12 May, 2025 for an initial six-week period, concluding on 23 June, 2025 and an extended for a further six weeks was undertaken until 4 August, 2025. Following the validation process, a total of 312 sites from individual users were received representing a range of land uses. The Register will be published on the Council's website to ensure transparency and will also form part of the evidence base for the Local Development Plan. The next state of the process involves an assessment of all the Candidate Sites. Councillor Llio Angharad Owen raised that there is a site within her Ward that has been submitted for both residential and renewable energy. She further noted that the size of both sites is different. The Chief Planning Officer responded that the owner/agent must have submitted different options available for the site.

Councillor Nicola Roberts raised that some of the villages should be stated on the Candidate Site Register list to ensure that the public can be aware of the location of the candidate sites.

Councillor Pip O'Neill ascertained as to the number of sites that have been proposed for protection and as to the timescale for the filtering of the sites. The Chief Planning Officer responded that a total of 6 sites has been proposed for protection. He noted that a process of assessing and filtering will be undertaken and these 6 sites have been included within the Candidates Register at present. The period for the presentation of sites has been undertaken for an extended period of 12 weeks. However, if additional sites were to be put forward, consideration will be given to these proposed sites.

It was RESOLVED to note the contents of the Candidate Site Register for the new Ynys Môn Local Development Plan.

5 DRAFT SETTLEMENT STRATEGY TOPIC PAPER

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

The Chief Planning Officer reported that the report sets out the policy requirement to establish a settlement hierarchy as part of the process of developing a Local Development Plan and is essential to identify the different settlements to receive growth in terms of their location, role and function. This involves an assessment of the current role and function of settlements, as well as an understanding of the relationships between settlements. The topic paper seeks to assess the role of settlements within the Plan Areas and subsequently group settlements into different tiers/types based upon their role and function. The tiers set out within the settlement hierarchy are:-

- Sub-regional Service Centre
- Urban Service Centre
- Local Service Centres
- Villages
- Clusters
- Undefined Rural Settlements

Based on the scoring for each settlement assessed, all settlements were subsequently grouped into different tiers based upon their role and function. The majority of settlements have remained within their relative tiers as categorised in the Anglesey and Gwynedd Joint Local Development Plan. Where settlements have been upgraded to a higher tier, it means that the services and facilities (as identified in the assessment methodology) that are available in those settlements have increased in number/availability since the situation in the Joint Local Development Plan. Conversely, where settlements have been downgraded to a lower tier, the availability/number of those facilities/services have reduced. The following settlements have been re-classified to reflect the results of the scoring methodology used for this assessment:-

- Holyhead has been re-classified as a Sub-regional Centre;
- Menai Bridge has been upgraded from a Local Service Centre to an Urban Service Centre;
- Brynsiencyn and Penysarn have been upgraded from Local Villages to Service Villages;
- Newborough has been downgraded from a Service Village to a Local Village;

- Pentre Canol, Pentre Berw and Rhostrehwfa have been upgraded from a Cluster to a Local Village;
- Llanrhuddlad, Pencaernisiog, Carreglefn, Llanfaethlu, Llanddona and Llanbedrgoch have been downgraded from Villages to Clusters.

Councillor Kenneth P Hughes said that the majority of the area on Anglesey are rural areas and Welsh Governments' Planning Sustainability Policy discriminates against rural area. Councillor Hughes proposed that a letter be sent by this Committee to Welsh Government highlighting that the current Sustainability Policy discriminates against rural areas and is a barrier in establishing a Local Development Plan which will create the needs of Anglesey.

The Chief Planning Officer said that the developments in Wales need to be sustainable, and a new Development Plan will need to address National Planning Policies. The Local Development Plan also needs to reflect the services available within communities.

The Vice-Chair said that consideration should be given that there will be the Senedd Elections in May with a possibility that an answer to the question raised will not be forthcoming. Councillor Nicola Roberts said that she considered that the matter, firstly, should be discussed with the Group Leaders.

Councillor Nicola Roberts said that Canolfan Ysgol y Bont, Llangefni should be included within the settlement strategy points scoring as has all the Primary and Secondary Schools.

Councillor Robert LI Jones said that the Well-being and Futures Generation Act should be a focus within the establishment of a Local Development Plan for Anglesey. The Chief Planning Officer responded that the new Local Development Plan will have to create the needs of the Well-being and Future Generation Act as part of the process in establishing the Local Development Plan for Anglesey.

It was RESOLVED:-

- **to endorse the draft Settlement Strategy Topic Paper as the basis for the settlement hierarchy to be used in the emerging Anglesey Local Development Plan.**
- **that Canolfan Addysg y Bont be included in the settlement strategy point scoring process.**

6 WASTE TOPIC PAPER

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

The Chief Planning Officer reported that the report sets out the policy context for waste planning and lists the hierarchy of national policy documents and statutory requirements as the basis to inform the development of sustainable waste planning policies. The report highlights two areas of concern where provision should be made to ensure continued high rates of reuse and recycling. The shortfalls in provision that are identified relates to the strengthening the support for C & D recycling and secondary aggregates and a provision for Household Waste Recycling Centres for Holy Island/Holyhead and North Anglesey/Amlwch either through the allocation of appropriate sites or by developing a policy that enables the development of such sites on employment land should there be a lack of available sites for allocation.

It was RESOLVED to endorse the findings of the Waste Topic Paper and to approve Option B (Policy Enhancement), as noted within the report, as the preferred

approach for developing waste management policies within the new Local Development Plan.

7 MINERALS - TOPIC PAPER

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

The Chief Planning Officer reported that the report summaries the content of the topic paper on minerals which supports the preparation of the new Anglesey Local Development Plan and addresses the requirements to maintain a landbank for a minimum of 10 years. He noted that Anglesey boasts a varied geology and this result in a wide range of mineral production. The reports highlight potential deficiencies if large infrastructure and construction projects occur on the Island.

It was RESOLVED to accept the report together with the findings of the topic paper and endorses as a basis for developing minerals planning policy for the new Local Development Plan.

8 RETAIL STUDY RESULTS AND RECOMMENDATIONS FOR NEW LOCAL DEVELOPMENT PLAN

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

The Chief Planning Officer reported that the report provides an updated assessment of retail need in Anglesey and is intended to inform the emerging draft Local Development Plan 2024 to 2039. The study focused on the 10 retail centres as follows:-

- Urban retail centres : Holyhead and Llangefni
- Local retail centres : Amlwch, Benllech, Beaumaris, Llanfairpwll, Menai Bridge, and Valley
- Small Local Centre : Cemaes, Gaerwen and Rhosneigr

The study outlines national economic and market trends and how these have affected Anglesey centres. The study also assesses current shopping behaviour and forecasts how this may change in the future. The conclusions are that there is no quantitative need for additional convenience or comparison retail floorspace in the Plan period. The study recommends the variation of the viability and sustainability of these centres and to review the boundaries to reflect the retail pattern within these areas. The study also reflects the requirement for mixed use of these centres i.e. leisure use.

Councillor Jeff Evans referred that there is a challenge for town centres to be able to compete with out-of-town facilities. He noted that the needs of people who wishes to shop within town centres needs to be addressed with an incentive for affording varied shops and free car parking facilities to attract people to the town centres.

The Chief Planning Officer responded that the study highlights the current shopping trends on the Island. The study also reflects when the planning policies are developed as part of the Local Development, mix use of shopping centres will be encouraged.

Councillor John Ifan Jones referred to the increase in Food Halls across the UK and suggested that such Food Halls should be considered within local shopping complex on the Island.

The Chief Planning Officer responded that there will be a need for varying of facilities available within the shopping centres across the Island. There will be a need to have flexibility within future planning policies to address such projects within town centres.

It was RESOLVED to accept the report as the basis for policy drafting in the Preferred Strategy.

9 DATES OF MEETINGS

The Chief Planning Officer reported that it is suggested that future meetings of the Committee should be convened on a quarterly basis as follows :-

- May/June 2026
- September 2026
- December 2026
- March 2027

Additional meetings will be convened if any urgent matters arise that require the Committee's approval.

It was RESOLVED to accept the schedule of meetings as noted above.

The meeting concluded at 3.05 pm

**COUNCILLOR KEN TAYLOR
VICE-CHAIR IN THE CHAIR**

This page is intentionally left blank

Isle of Anglesey County Council	
Report to:	Planning Policy Committee
Date:	11 th February 2026
Subject:	Draft Vision, Objectives & Options Consultation Paper
Portfolio Holder(s):	Cllr. Nicola Roberts (Planning and Public Protection)
Head of Service / Director:	Christian Branch Head of Regulation & Economic Development Service
Paper Author:	Lowri Williams (Planning Policy Team Leader)
Tel:	
E-mail:	Lowriwilliams3@anglesey.gov.uk
Local Members:	Applicable to all Elected Members

1.0 Purpose and Recommendations of the Paper

1.1 The purpose of this report is to secure Committee Members' views and input on the draft Vision, Objectives & Options Consultation Paper for the new Anglesey Local Development Plan (LDP)

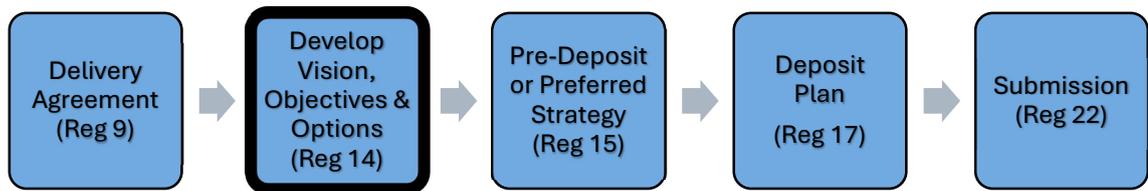
1.2 It is recommended that the Committee:

- a) Considers and agrees any necessary amendments to the draft Vision, Objectives and Options Consultation Paper;
- b) Endorses a final draft Vision, Objectives and Options Consultation Paper;
- c) Supports undertaking a five-week public consultation period; and
- d) Delegates authority to the Chief Planning Officer (in consultation with the Portfolio Holder) to make any further minor amendments for accuracy prior to the public consultation period commencing.

2.0 Background

2.1 All Councils in Wales must produce a Local Development Plan. The Local Development Plan (LDP) is a document that guides development over the next 15 years. The new LDP will replace the existing [Joint Local Development Plan](#) (adopted in 2017) that was prepared with Gwynedd. Once adopted, all planning applications which are submitted to the Council will be assessed against the policies in the Plan.

2.2 The LDP is prepared iteratively, with the opportunity for people to comment at all key stages. The diagram below shows the key stages of production:



2.3 The Council is keen to ensure that everyone who lives, works or visits Anglesey has a say in the future development of the Island.

2.4 This stage represents the first substantive consultation in the preparation of the new LDP and is intended to:

- Identify the key planning issues, challenges and opportunities facing the Island
- Establish a draft Vision and Strategic Objectives
- Present options for growth and spatial distribution of development
- Seek early engagement to inform the next stage, the Preferred Strategy

2.5 Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) are both statutory requirements (s39 (2) PCPA 2004 and SEA Regulations 5(2) and 5(4) respectively). The statutory requirement to undertake an SA, incorporating SEA, provides evidence and rationale for spatial and policy choices, and should invite community and stakeholder involvement at each stage of the plan process.

2.6 The Council is also undertaking an Integrated SA (ISA) (incorporating other assessments such as Health Impact Assessment (HIA), Equality Impact Assessment (EqIA) and Welsh language assessment, as well as addressing the Well-being of Future Generations (Wales) Act (WBFGA) 2015 and the Environment (Wales) Act 2016 (Section 6).

2.8 To maximise effectiveness of the SA process an accompanying ISA report has been prepared. The Initial ISA Report presents a compatibility analysis of the LDP objectives and ISA objectives, in addition to an appraisal of the growth scenarios and spatial options being considered. The ISA report will be published for comment alongside the Vision, Objectives and Options consultation document.

3.0 The Vision, Objectives & Options Consultation Paper;

3.1 This paper forms the first major public consultation stage in the preparation of the new Anglesey Local Development Plan. Its purpose is to engage communities and stakeholders in shaping the long-term direction of the Plan by identifying the key issues, challenges and opportunities facing the Island, testing a draft vision and objectives, and exploring alternative growth and spatial options. The feedback received will be used to inform the Council's Preferred Strategy, which will set the strategic framework for land use and development over the new Plan 15 year period.

3.2 Overall, the Vision Objectives and Options paper:-

- Sets out the national, regional and local policy context (including the Council Plan 2023-28)
- Describes the social, economic and environmental characteristics of Anglesey
- Identifies key issues under the following themes:
 - *A sustainable and vibrant economy*
 - *Ensuring access to suitable homes*
 - *Infrastructure to support growth ambitions*
 - *Responding to climate change*
 - *Preserving and promoting the Welsh language and culture*
 - *Protecting the natural and historic environment and managing resources*
 - *Promoting placemaking and wellbeing*

3.3 The document proposes:

- *A draft Vision for the future of Anglesey* – the vision sets out a long-term picture of what Anglesey should be like by 2039 — focusing on strong communities, a resilient economy, protection of the environment, support for the Welsh language, and sustainable growth shaped around key settlements and infrastructure.
- *18 draft Strategic Objectives* – the objectives have been developed from the key economic, social, environmental and cultural issues affecting Anglesey. The objectives link the LDP to national goals and objectives and set the framework for LDP policy development.
- *High-level policy directions for each identified theme* – the chapter explains the broad approach the LDP will take in each policy area (e.g. economy, housing, climate, infrastructure), including what will change from the current plan and what evidence is needed. They set the direction of travel before detailed policies are written.

- *Alternative housing and employment growth scenarios* – these are presented as a series of different options for how much housing and employment growth the Island should plan for, based on population trends, economic forecasts, and major projects such as Wylfa and the Freeport.
- *Alternative spatial strategy options* for the distribution of development - these are presented as different ways development could be distributed across the Island (e.g. more focused on main centres, more dispersed, or more balanced), in order to test which pattern of growth is most sustainable, realistic and deliverable.

3.4 At this stage, the document does not set policy or allocate sites. Its purpose is to invite views and test alternative approaches before the Council prepares the Preferred Strategy.

4.0 Consultation Arrangements and Next Steps

4.1 Subject to Committee approval, the document will be published for public and stakeholder consultation for a period of five weeks (16th February 2026 – 20th March 2026).

4.2 Engagement will include:

- An online consultation portal via the Council’s website
- Availability of paper copies in all public libraries on the Island, along with the Council headquarters and Anglesey Business Centre
- Regular messages will also be shared on the Council’s social media accounts

4.3 Following the consultation, officers will analyse the responses and prepare a further report to this Committee summarising:

- The main issues raised
- The implications for the emerging Plan
- Recommendations on the way forward

4.4 As mentioned above, this stage will inform the preparation of the draft Preferred Strategy.

5.0 Appendices

5.1 **Appendix 1:** Anglesey Local Development Plan – Draft Vision, Objectives and Options Consultation Document

5.2 **Appendix 2:** ISA to accompany Vision, Objectives and Options Consultation Document

This page is intentionally left blank



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

ynysmon.llyw.cymru
anglesey.gov.wales

Local Development Plan: Vision, Objectives & Options

February 2026

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

CONTENTS

Chapter 1

Overview and purpose

- 1.1 What is a Local Development Plan
- 1.2 How is the LDP prepared?
- 1.3 What is this stage?

Chapter 2

Strategic Policy Context

- 2.1 National context
- 2.2 Regional Context
- 2.3 Local Context

Chapter 3

Anglesey in context

- 3.1 Location and Topography
- 3.2 Key settlements and places
- 3.3 Environment
- 3.4 Access and Transport
- 3.5 Population and demographics
- 3.6 Welsh Language
- 3.7 Economy

Chapter 4

Key issues, challenges and opportunities facing Anglesey

- 4.1 Theme: Supporting a Sustainable and Vibrant Economy
- 4.2 Theme: Ensuring access to suitable Homes
- 4.3 Housing affordability across the Island (by Lower Super Output Area)
- 4.4 Theme: Providing Infrastructure to Support Growth Ambitions
- 4.5 Theme: Responding to a Changing Climate
- 4.6 Theme: Preserving and Promoting Welsh Language and Culture
- 4.7 Theme: Protecting the Natural and Historic Environment and the Management of Resources
- 4.8 Theme: Promoting Placemaking and Wellbeing

Chapter 5

Vision

Chapter 6

Objectives

- 6.1 Theme: Promoting Placemaking and Wellbeing
- 6.2 Theme: Ensuring access to suitable Homes
- 6.3 Theme: Infrastructure to support ambitions
- 6.4 Theme: Responding to a Changing Climate
- 6.5 Theme: Preserving and Promoting Welsh Language and Culture
- 6.6 Theme: Protecting the Natural and Historic Environment and the management of resources

Chapter 7

Proposed Policy Direction

- 7.1 Theme: Supporting a Sustainable and Vibrant Economy
- 7.2 Theme: Ensuring access to suitable Homes
- 7.3 Theme: Infrastructure to support growth ambitions
- 7.4 Theme: Responding to a changing climate
- 7.5 Theme: Preserving and promoting Welsh Language and Culture
- 7.6 Theme: Protecting the Natural and Historic Environment and the Management of Resources
- 7.7 Theme: Promoting placemaking and Wellbeing

Chapter 8

Housing and Employment Growth Scenarios

- 8.1 Previous targets (JLDP)
- 8.2 Demographic trends
- 8.3 Demographic trends
- 8.4 Proposed scenarios
- 8.5 Supply considerations

Chapter 9

Spatial Options

- 9.1 Proposed options



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Chapter 1

Overview and Purpose

Chapter 1

Overview and purpose

1.1 What is a Local Development Plan

1.1.1 All Councils in Wales must produce a Local Development Plan. The Local Development Plan or LDP for short is a document that guides development over the next 15 years. The new LDP will replace the existing [Joint Local Development Plan](#) (adopted in 2017) that was prepared with Gwynedd. Once adopted, all planning applications which are submitted to the Council will be assessed against the policies in the Plan.

1.2 How is the LDP prepared?

1.2.1 The new LDP will be prepared in line with the Council's [Delivery Agreement](#), which has been agreed with the Welsh Government, the Delivery Agreement sets out the timetable for the preparation of the LDP, and also the approach to stakeholder engagement and community involvement.

1.2.2 The LDP is prepared iteratively, with the opportunity for people to comment at all key stages. The diagram below shows the key stages of production:

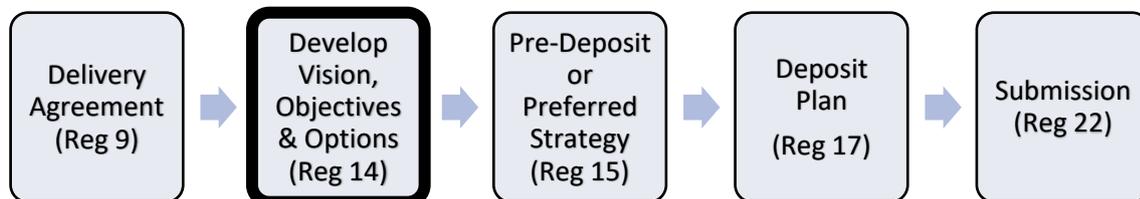


Figure 1: Stages of LDP Production

1.2.3 The Council is keen to ensure that everyone who lives, works or visits Anglesey has a say in the future development of the Island.

1.3 What is this stage?

1.3.1 This is the Vision, Objectives and Options consultation paper. The purpose of this consultation is to seek public and stakeholder input to the initial scoping of the new LDP.

1.3.2 The aim of the consultation is to

- ensure that we have identified all the key issues, challenges and opportunities facing Anglesey
- seek support for the draft vision and objectives

- seek feedback on the potential growth options
- seek feedback on the potential spatial options

1.3.3 Following the close of this consultation the Council will consider all responses and prepare a “Preferred Strategy” document. The Preferred Strategy will then be published for consultation.



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Chapter 2

Strategic Policy Context

Chapter 2

Strategic Policy Context

2.0 Introduction

The LDP is not being prepared in a vacuum, the Plan must respond to the national regional and local context which is briefly summarised below.

2.1 National context

- 2.1.1 The [Planning \(Wales\) Act](#) 2015 provides the foundation for a streamlined and effective planning system in Wales. It is designed to promote sustainable development by enhancing the consistency of planning decisions at both local and national levels, and ensuring that planning contributes to long-term environmental, social, and economic goals.
- 2.1.2 The [Wellbeing of Future Generations \(Wales\) Act](#) 2015 places a statutory duty on public bodies in Wales to consider the long-term implications of their decisions. By requiring that actions taken today contribute to the well-being of future generations, the Act aims to create a more sustainable, prosperous, and resilient Wales, balancing the needs of the present with the preservation of resources for future generations.
- 2.1.3 The [Environment \(Wales\) Act](#) 2016 sets out a framework for the sustainable management of Wales's natural resources. Its primary goal is to enhance environmental resilience while supporting the social, economic, and ecological well-being of Wales. This Act ensures that development decisions and resource management practices align with sustainability principles, protecting the environment for both current and future generations.
- 2.1.4 [Planning Policy Wales \(PPW\)](#) outlines the Welsh Government's national planning policies and principles, guiding land use, development, and planning decisions across the country. PPW provides the overarching policy framework for planning authorities, ensuring that development contributes to the creation of sustainable, inclusive communities.
- 2.1.5 [Technical Advice Notes](#) (TANs) are detailed guidance documents produced by the Welsh Government to support the implementation of Planning Policy Wales. These notes provide practical advice on specific planning topics such as housing, transport, and the environment.
- 2.1.6 [Future Wales: The National Plan 2040](#) serves as the strategic development framework for Wales, guiding sustainable growth, infrastructure development,

and environmental protection up to 2040. It shapes regional and local planning decisions by establishing a vision for Wales's future development and ensuring that growth is balanced with the protection of natural resources and the needs of communities.

- 2.1.7 The [Development Plans Manual](#) provides Welsh local authorities with detailed guidance on preparing and managing LDPs. It ensures that plans align with national policies, such as those set out in PPW and Future Wales and promotes sustainable development across all areas of Wales. By guiding local authorities in preparing LDPs, the Manual helps to ensure that the planning process supports cohesive and sustainable development across the country.

2.2 Regional Context

- 2.2.1 [Ambition North Wales](#) is preparing a Strategic Development Plan (SDP). The SDP is a comprehensive framework designed to drive economic growth, infrastructure investment, and sustainable development across North Wales. The strategy focuses on boosting the region's economy through the creation of new opportunities, the enhancement of existing industries, and the development of vital infrastructure. By aligning regional development with sustainability goals, Ambition North Wales ensures that growth benefits both the present and future generations, creating a resilient, thriving North Wales.
- 2.2.2 The [Regional Transport Plan](#) outlines the key transport priorities and investment strategies for North Wales. It focuses on improving connectivity, enhancing transport infrastructure, and supporting regional economic growth. The plan includes initiatives to improve road, rail, and public transport networks, ensuring that communities are better connected and able to access economic opportunities.
- 2.2.3 The [Regional Aggregates Working Party](#) (RAWP) plays a critical role in coordinating the supply and management of aggregates across the North Wales region. Its primary goal is to meet the construction sector's demand for aggregates while ensuring the sustainable use of resources. By working collaboratively with industry stakeholders and ensuring a balanced approach to resource extraction and environmental protection, RAWP helps maintain a steady supply of materials necessary for infrastructure and construction projects, while minimising environmental impacts.

2.3 Local Context

- 2.3.1 The existing [Joint Local Development Plan](#) (JLDP) has controlled land use, development, and infrastructure across Anglesey and Gwynedd since 2017. It will be replaced by the new Anglesey LDP but currently provides useful local context.
- 2.3.2 The [Isle of Anglesey Council Plan](#) (2023 – 2028) is the Council's corporate strategy that outlines the local priorities, services, and improvement objectives for the Island. It serves as a key document in guiding the Council's work. The plan ensures that the Council's actions align with the needs of the community, setting clear goals for improving services and quality of life on Anglesey.
- 2.3.3 The [Local Wellbeing Plan](#) is designed to improve the health, social, and economic well-being of communities within Anglesey, Gwynedd, and beyond, in line with the Wellbeing of Future Generations Act. The plan takes a holistic approach to community development, addressing the interconnectedness of various factors such as public health, education, and economic opportunity. It aims to create a more equitable, resilient, and sustainable region for current and future generations.
- 2.3.4 The [Climate Emergency Declaration](#) is a formal recognition by the Council of the urgent need to take meaningful action on climate change. By declaring a climate emergency, the Council commits to embedding climate considerations into all local policy and decision-making. This declaration drives a comprehensive local response to the climate crisis, encouraging sustainable development, reducing carbon emissions, and protecting natural resources.
- 2.3.5 The [Energy Island Programme](#) is an ambitious initiative to position Anglesey as a leading hub for renewable and low carbon energy. The programme focuses on developing the Island's capacity for clean energy production through projects such as wind, tidal, and nuclear energy initiatives. By tapping into Anglesey's natural resources, the Energy Island Programme aims to drive economic growth, create sustainable jobs, and contribute to Wales's wider energy transition goals.
- 2.3.6 The [Freeport Designation \(Anglesey\)](#) is a special economic zone initiative that provides the region with tax incentives and infrastructure support to encourage investment, trade, and job creation. The designation is part of a broader strategy to transform Anglesey into a dynamic economic hub, attracting businesses, particularly in sectors like renewable and low carbon energy, manufacturing, and logistics, and boosting the Island's regional economy.
- 2.3.7 The Council is committed to halting biodiversity loss, protecting natural habitats, and promoting environmental resilience. The Council is discharging its duty under Section 6 of the Environment (Wales) Act, but it also seeking to safeguard

the Island's unique natural environment by implementing strategies to restore biodiversity, improve ecosystem services, and engage local communities in conservation efforts. Progress is documented in the [Biodiversity and Resilience of Ecosystems Duty Report](#).

- 2.3.8 [Town Centre Plans](#) focus on strategies to regenerate and sustain town centres across Anglesey. These plans aim to revitalise urban areas by improving economic activity, enhancing accessibility, and creating more vibrant public spaces. By investing in town centre regeneration, the plans seek to strengthen local economies, support small businesses, and foster inclusive, welcoming spaces for residents and visitors alike.
- 2.3.9 The [Anglesey National Landscape Management Plan](#) evaluates and determines the special qualities of the National Landscape, it also identifies what actions are required to make sure these qualities are conserved and enhanced for future generations.



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Chapter 3

Anglesey in context

Chapter 3

Anglesey in context

3.0 Introduction

This section provides an introduction to Anglesey. It sets out the key characteristics of the Island and provides context for the new LDP.

3.1 Location and Topography

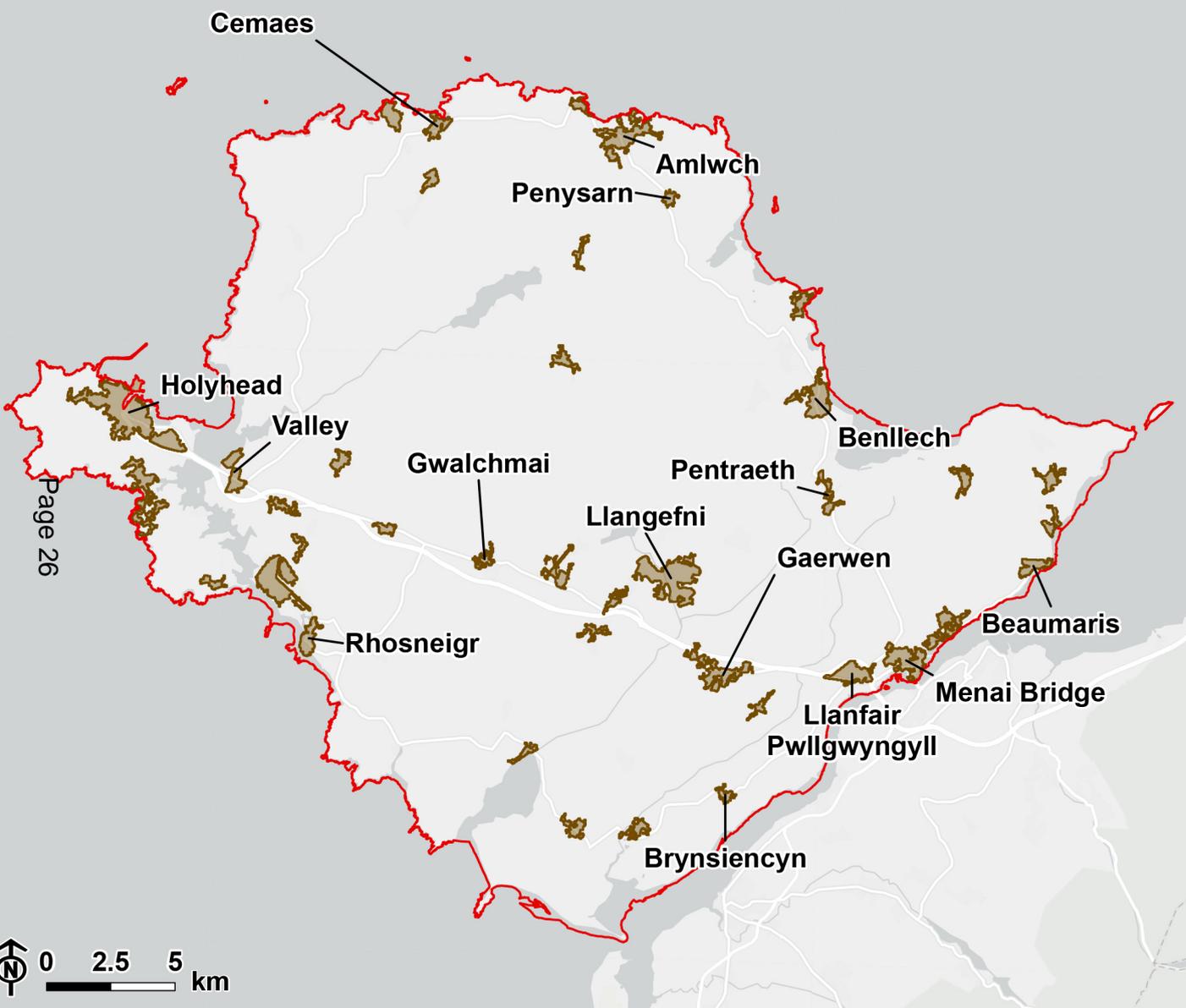
3.1.1 Anglesey, known in Welsh as Ynys Môn, is the largest island in Wales and ranks seventh in size among the British Isles, spanning approximately 714 square kilometres. It lies just off the northwest coast of mainland Wales, separated by the Menai Strait and connected by two bridges: the Britannia Bridge, which carries the A55 and the railway, and the Menai Suspension Bridge, which carries the A5. The connections and bridges are key for commuting and business.

3.1.1 The Island's terrain is predominantly low-lying and gently undulating, with its highest point being Holyhead Mountain (Mynydd Twr), as a result of its low-lying nature it has a lot of flood plain. Anglesey boasts a varied coastline that includes dramatic cliffs, sandy beaches, dunes, and estuaries. Inland, the landscape consists of rolling plains interspersed with woodlands and fertile agricultural fields. Geologically, the Island features a mix of ancient Precambrian rocks, glacial deposits, and sedimentary layers, contributing to its diverse landforms.

3.2 Key settlements and places

3.2.1 Anglesey is largely rural, with a number of key settlements. Holyhead (Caergybi) is the largest town and serves as a major international ferry port to Ireland, with attractions such as South Stack Lighthouse and Breakwater Country Park. Llangefni, located centrally, functions as the administrative centre and market town, offering business and retail services, alongside a further education college and growing industrial estates. It also hosts cultural sites like the Oriel Ynys Môn museum and the Dingle Nature Reserve. Amlwch, is a key local centre for North Anglesey, containing the only secondary school not near the A55. Once a hub of copper mining, it retains its industrial heritage through sites like the Copper Kingdom and Parys Mountain. It is the closest local centre to the Wylfa power station. Menai Bridge (Porthaethwy), situated on the Menai Strait, is known for its iconic suspension bridge and scenic waterfront. It contains a secondary school and is a centre for tourism.

3.2.1 Beaumaris is a picturesque seaside town, with a blend of medieval, Georgian, and Victorian architecture, home to the historic Beaumaris Castle. There are settlements associated with the railway stations on the Island at Llanfair and Valley. Gaerwen hosts a sizeable industrial estate.



Legend

- Isle of Anglesey boundary
- Settlement

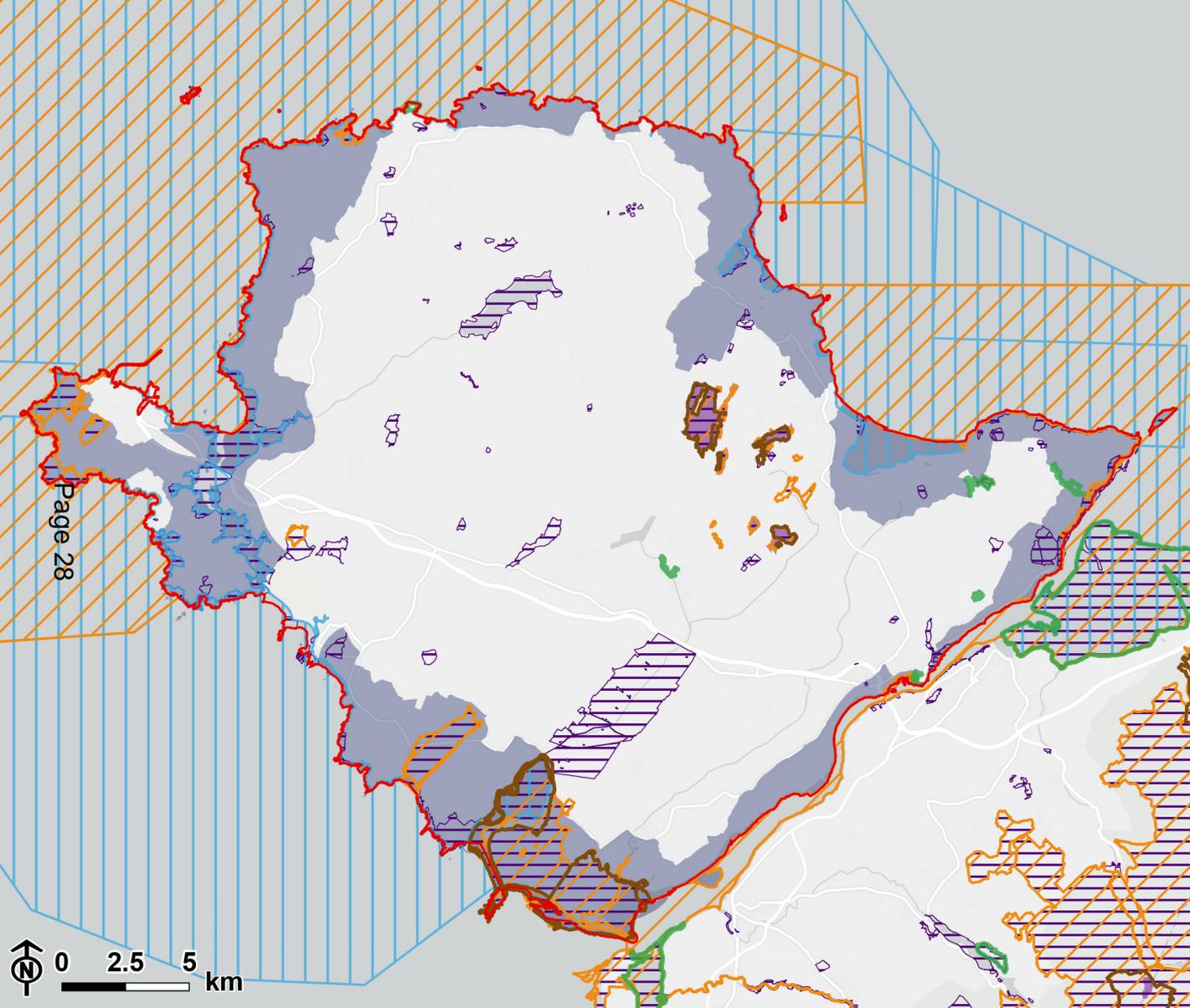
Page 26

Note:
Office for National Statistics licensed under the Open Government Licence v.3.0.



3.3 Environment

- 3.3.1 The Island's environment is rich in biodiversity and is shaped by its varied landscapes and nature conservation designations. About one-third of Anglesey is designated as a National Landscape (formerly Area of Outstanding Natural Beauty). Coastal habitats include beaches and dunes at Newborough Warren and Aberffraw, cliffs and rocky shores along the north coast and Holy Island, and estuaries and saltmarshes in areas such as Malltraeth and Red Wharf Bay. Inland, agriculture dominates the land use, supported by the Island's gently undulating terrain. Wetlands and rare calcareous fens, some protected as National Nature Reserves, add ecological value, while lakes like Llyn Alaw provide habitats for diverse wildlife.



Legend

- Isle of Anglesey boundary
- Anglesey National Landscape
- Ramsar Site
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- National Nature Reserve
- Local Nature Reserve

Page 28

Note:
Contains Natural Resources Wales information ©
Natural Resources Wales and Database Right. All
rights Reserved. Contains Ordnance Survey Data.
Ordnance Survey Licence number AC0000849444.
Crown Copyright and Database Right.



3.4 Access and Transport

- 3.4.1 Anglesey is well-connected to Ireland, primarily through its role as a port. Holyhead Port remains a vital ferry terminal, with regular services to Dublin operated by Stena Line and Irish Ferries.
- 3.4.2 The internal road network comprises A and B roads and country lanes. The Island is connected to the mainland via the Menai crossings (the Britannia Bridge, which carries the A55 and the railway, and the Menai Suspension Bridge, which carries the A5). The crossings are vital to island but have capacity issues, particularly at peak times. The limited nature of these crossings, and their capacity issues present a significant resilience risk to the Island.
- 3.4.3 Rail services run across the Island terminating at Holyhead - the end of the North Wales Coast Line. The route offers connections to London, Manchester, and Crewe. Bus services link the main towns but are less frequent in rural areas. Community transport schemes such as Car Linc Môn and the Seiriol Good Turn Scheme help support mobility for vulnerable residents. Due to limited public transport, residents often rely on private cars. Active travel is encouraged through over 1,000 kilometres of public rights of way (including the 125-mile Anglesey Coastal Path), alongside a cycling network that includes Lon Las Cefni, Lon Las Copr, and National Cycle Network Routes 5 and 8.

Legend

-  Isle of Anglesey boundary
-  Railway station
-  Bus stop
-  Coastal path
-  Railway track
-  A road
- National Cycle Network**
-  Traffic free
-  On road

Note:
Walk Wheel Cycle Trust (formerly Sustrans) National Cycle Network data and NaPTAN is licensed under the OGL v3.0 (<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>).

Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number AC0000849444. Crown Copyright and Database Right.

Page 30



3.5 Population and demographics

3.5.1 According to the 2021 Census and mid-2022 estimates, Anglesey has a population of approximately 69,000. It is one of the least densely populated areas in Wales, with a density of 97 people per square kilometre. The demographic profile is notably older, with a median age of 49.3 years compared to the Welsh average of 42. The proportion of residents aged 65 and over stands at 26.5%, making it the fastest-growing age group. The working-age population has declined from 59.6% in 2011 to 56.3% in 2022. Ethnically, the population is predominantly white (98.1%), with 66.6% born in Wales. The Island saw the largest increase in residents identifying as “Welsh only” between 2011 and 2021. Anglesey is well-connected to Ireland, primarily through its role as a port. Holyhead Port remains a vital ferry terminal, with regular services to Dublin operated by Stena Line and Irish Ferries.

3.6 Welsh Language

3.6.1 Anglesey is a stronghold of the Welsh language. Welsh language proficiency remains strong, with the census identifying that 55.8% of residents are able to speak Welsh, although this marks a slight decline from 57.2% in 2011. This decline is primarily as a result of a loss of Welsh speaking working age people and a gaining on non-Welsh speaking older people. Encouragingly, there has been growth in Welsh-speaking ability among younger adults, particularly in areas such as Newborough, Beaumaris, and Holyhead.

3.7 Economy

3.7.1 Economically, Anglesey is shaped by seasonal sectors like tourism and agriculture, a significant public sector presence, and its strategic role as a ferry gateway. Tourism and hospitality are the largest employers, drawing 1.7 million visitors annually, though the sector is highly seasonal. The public sector remains the most stable employer, albeit limited in scope. Holyhead Port supports a range of transport and logistics businesses. Agriculture continues to play an important role, though it is generally lower-paid. The Island is also positioning itself as an “Energy Island,” promoting nuclear, tidal, and off shore wind energy initiatives, with future nuclear projects planned following the decommissioning of Wylfa. Manufacturing has declined, marked by the closure of Anglesey Aluminium. A major strategic development is the designation of Anglesey as a Freeport, aimed at attracting investment and driving economic regeneration.



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Chapter 4

Key issues,
challenges and
opportunities
facing Anglesey

Chapter 4

Key issues, challenges and opportunities facing Anglesey

4.0 Introduction

The key issues, challenges and opportunities facing Anglesey have been identified by considering national planning legislation, policy and guidance, reviewing the Council's' strategic priorities and undertaking initial engagement with stakeholders. Additionally, a review of the Council's plans and strategies, as well as Annual Monitoring Reports, has provided valuable insight into the issues that require addressing. The key issues, challenges and opportunities have been grouped by theme.

4.1 Theme: Supporting a Sustainable and Vibrant Economy

4.1.1 The Island has relatively few jobs to support its resident population. Over the last 20 years there have been significant job losses following the closure of major employers, leading to a lot of out-commuting and out-migration:

4.1.2 The [Council Plan](#) cites the Economy as one of its six strategic objectives. The Council's ongoing aim is to support existing businesses, attract appropriate new investment, and increase the number of new businesses, whilst committing to ensuring that the Island continues to have one of the lowest business closure rates across Wales. The commitment to redeveloping former (brownfield) employment sites is clear as is collaboration with landowners to achieve this.

4.1.3 North Anglesey faces economic challenges more than any other part of the Island given the loss of several major employers in the area over recent decades and its relative peripherality and distance from the A55 spine. Accordingly, there is a need to address the economic challenges facing the area so that its future prosperity and wellbeing can be secured. A key opportunity here is the development at Wylfa. [The North Anglesey Economic Regeneration Plan](#) outlines a range of interventions to deliver improvements and lasting benefits to the area. The new LDP's response to the economic situation in North Anglesey will be guided by the principles outlined in the Economic Regeneration Plan.

4.1.4 The need to retain the working age population to stimulate economic and community regeneration is paramount. As such, it is important to nurture and grow local businesses as well as attracting new investment to Anglesey. The new LDP will need to enable business growth through appropriate and proportional employment land allocation.

- 4.1.5 The securing of Freeport status has the potential to deliver transformational change in communities across Anglesey. With projections suggesting it could create thousands of new jobs, potentially up to 13,000-20,000 by 2030, the new LDP will need to respond to the needs of the Freeport and address issues arising from the granting of status. The commitment to innovation and investment and supporting local talent should provide opportunities to attract significant inward investment to support and diversify the Island's economic base, whilst creating sustainable and accessible jobs that will contribute to retaining the working age population.
- 4.1.6 Given the land committed to the Freeport, which will include a large proportion of employment land currently allocated in the Joint Local Development Plan, there is a need to consider and assess the suitability of other land to allocate for general economic purposes.
- 4.1.7 The need to support and facilitate low carbon energy as a means of contributing towards meeting net zero targets is outlined in the Council Plan under the Energy Island Programme. The [Energy Island Programme](#) looks to provide opportunities for jobs, economic growth and prosperity through capitalising on several transformational projects and placing Anglesey at the forefront of low carbon energy research and development. The scope of potential investment in this regard is significant and will undoubtedly realise environmental and economic benefits for the Island in terms of contributing towards lowering carbon emissions and job creation amongst others.
- 4.1.8 The UK Government purchased the Wylfa site in March 2024. In November 2025 Wylfa was selected as the first site in the UK for Small Modular Reactors. The site will host 3 reactors initially, with scope for an additional 5 reactors in the future. The economic benefits of this project will help towards reinvigorating the north of Anglesey which currently faces several significant socio-economic challenges.
- 4.1.9 The new LDP will seek to provide a firm policy basis for realising the benefits of major projects whilst ensuring that any adverse environmental impacts that may arise are either avoided or appropriately mitigated.
- 4.1.10 Anglesey has been designated as an AI growth zone. This status is intended to speed up planning approvals for data centres, give them better access to the grid and draw in investment from around the world.
- 4.1.11 Given the continuing importance of agriculture and associated services to the Island's economy, there is a need to address agricultural requirements in addition to opportunities to support, maintain and diversify the rural economy.

4.1.12 The sector must also respond to the challenges set by climate change and nature recovery and, with changes in emphasis to the agricultural subsidy framework, there will be a greater emphasis on the need to diversify businesses to secure their continued viability. A more diverse rural economy will be more resilient to change and better able to sustain rural communities.

4.1.13 Seen as the focal points for the Island's economic, social and cultural activities, town centres act as hubs for services and facilities that may not be available elsewhere on the Island. The Council's [Town Centre Improvement Strategy 2023-2028](#) sets out a framework for improving town centres' attractiveness, vitality and viability. Town centres have faced a number of serious changes such as the growth in edge or out of town retail, the loss of traditional town centre services such as high street banks and the growth in online retail have significantly challenged town centres. The adoption of a modified approach to town centre regeneration may be appropriate.

4.1.15 Anglesey's main urban centres of Holyhead, Llangefni and Amlwch have all seen a retraction in "traditional" high street occupation whilst the centres of Menai Bridge and Beaumaris retain relatively vibrant equivalents by comparison. [The Council Plan](#) sets out the aim of improving the vitality and viability of Anglesey's town centres and this can be supported by appropriate policies in the new LDP

4.1.16 The visitor economy is essential to the prosperity of the Island and represents the largest sector of the local economy. The Council Plan outlines the Council's commitment to invest in infrastructure that will allow visitors to maximise their enjoyment of the Island's coast and countryside in a safe and sustainable manner whilst the success of cruise ship visits to Anglesey will continue to be supported.

4.1.17 [The Destination Management Plan](#) explains the need to manage the growth in tourism in a sustainable way so that long-term prosperity can be achieved whilst mitigating negative environmental and community impacts with a view to safeguarding what makes the Island appealing to visitors in the first instance.

4.1.18 Relevant Sources to support the theme

- [North Anglesey Economic Regeneration Plan](#)
- [Freeport](#)
- [Town Centre Improvement Strategy 2023-2028](#)
- [Destination Management Plan](#)

4.2 Theme: Ensuring access to suitable Homes

- 4.2.1 The [Council Plan](#) sets out, as one of its main objectives, the need to ensure that everyone has the right to call somewhere home. The Council will work with stakeholders to identify housing need thereby enabling appropriate provision to meet that need and required tenures.
- 4.2.2 The average size of households is reducing making it likely that the demand for smaller units will increase.
- 4.2.3 The Council's [Housing Strategy](#) advises that 62% of local people are priced out of the housing market and, with an ageing population, this means that wide range of housing solutions offering a variety of tenures will be key to addressing housing need.
- 4.2.4 The draft Anglesey Local Housing Market Assessment (LHMA) notes a median house price to median income ration of 7.2 for the Island as a whole, compared to 6.1 in Wales and 5.8 in North Wales. Housing affordability is a key issue that the Plan will need to address.
- 4.2.5 The severity of the issue is varied across the Island with coastal areas in particular being the least affordable to local residents.

Legend

 Isle of Anglesey boundary

House Price to Income Ratio

 3.6 - 4.7

 4.8 - 5.8

 5.9 - 7.1

 7.2 - 9.3

 9.4 - 13.1

Note:

Contains OS data © Crown copyright and database right 2025. Office for National Statistics licensed under the Open Government Licence v.3.0.

House price to income ratio was calculated using the average median price (£) paid for residential properties in June 2022, per LSOA (Lower Layer Super Output Area). This was compared against the disposable (net) annual income before housing costs (£) in March 2023, per MSOA (Middle Layer Super Output Area). MSOA income was matched to the relevant LSOAs, to approximate missing LSOA data.



- 4.3.1 The difficulties experienced by residents wishing to buy or rent homes in their communities has led to new legislation being introduced by Welsh Government that enables LPAs to consider removing or restricting permitted development rights (through the making of a direction under Article 4 of The Town and Country Planning (General Permitted Development) Order 1995) in relation to changing the use of primary homes into second homes or short terms holiday lets. The need to address this issue will necessitate a policy response in the new LDP.
- 4.3.2 The needs of an ageing population are likely to drive the demand for specialist accommodation where care can be provided for residents. Similarly, people with disabilities and medical needs will have specific requirements for assisted living accommodation that will enable those of higher dependency to live independently within their communities.
- 4.3.3 The accommodation needs of the Gypsy and Traveller community are outlined in the [Gypsy and Traveller Accommodation Assessment \(GTAA\) 2022](#). Undertaken for Anglesey and Gwynedd Councils, the GTAA indicates the need for future residential pitches on the Island.
- 4.3.4 Relevant Sources to support the theme
- [Anglesey Housing Strategy](#)
 - Draft LHMA
 - [Gypsy and Traveller Accommodation Assessment \(GTAA\) 2022](#)

4.4 Theme: Providing Infrastructure to Support Growth Ambitions

- 4.4.1 Infrastructure in this context includes transport networks, utilities networks, education facilities (primary and secondary schools), health facilities (GPs, pharmacists), social infrastructure (e.g. community halls), digital infrastructure (internet access) and green and blue infrastructure (parks and open spaces).
- 4.4.2 Development should be directed to areas that are well-connected to essential infrastructure, be this in relation to mains sewerage and water, gas or electricity. Development should also be directed to areas where access to healthcare and education is readily available. Where development would result in pressure on such services, developer contributions to enable service adaptation should be expected.
- 4.4.3 Additionally, given the importance placed on digital communication for life and work needs, development should be directed where such connectivity is available or planned. The LDP will consider the opportunities provided by the

shift to increased working from home and hybrid working, which could support prosperity and community in more remote areas.

- 4.4.4 Welsh Government consulted on a potential Third Menai Crossing in 2018, but the project did not progress due to the Government's decision to halt its road building programmes. Recent occurrences of significant congestion have resulted in the matter being revisited with the [report of the North Wales Transport Commission](#) being published in December 2023. The report, whilst not supporting the construction of a new crossing, made several recommendations that will have land use implications should they be implemented. However, the Council rejected the Commission's findings stating that many of the recommended options upon which the report's conclusions were predicated had previously been considered by the Council and would not sufficiently address the lack of resilience that exists. Given this, the failure to deliver an improved, multi-modal crossing would compound challenges already faced by the Island's economy and communities
- 4.4.5 [Llwybr Newydd: The Wales Transport Strategy](#) 2021 sets out a 20-year strategy for sustainable transport whilst responding to the climate emergency. It recognises the need to change the way we travel with reduced dependency on cars and making greater use of public transport, walking or cycling whilst also advocating a reduction in the need to travel. This would be achieved by more home/remote working, better physical and digital connectivity to reduce dependency on cars and transport infrastructure that would support more efficient means of travelling.
- 4.4.6 All local authorities in Wales must map and plan for suitable routes for Active Travel in their areas and [Anglesey's Active Travel Network Map](#) was approved by Welsh Government in August 2022. The location of development in proximity to Active Travel routes will encourage use thereby delivering health, wellbeing and environmental benefits.
- 4.4.7 The need to effect change in the way people travel will therefore be a significant consideration in developing policies for the new LDP and the safeguarding of potential active and sustainable travel routes will be paramount to that process.
- 4.4.8 However, whilst active travel will play a role in some places, as a distinctly rural area with an important role in logistics and distribution linked to the Port, road travel will remain important. As the second largest roll-on roll-off port in the UK, it remains the principal port and fastest route for freight and passenger transfer to and from Ireland. Ensuring the long-term resilience and stability of the Port is critical to socio-economic growth and trade. The Port is critical to the vitality of the Anglesey, North Wales, Welsh, United Kingdom and Irish economies.

4.4.8 Relevant Sources to support the theme

- [Regional Transport Strategy](#)

4.5 Theme: Responding to a Changing Climate

4.5.1 The Council declared a [climate emergency](#) in September 2020 and made a commitment to be a carbon neutral authority by 2030. It subsequently agreed a "[Towards Net Zero Plan 2022-2025](#)". The Plan commits to the climate emergency and explains how the authority will become a net zero establishment

4.5.2 The [Council Plan](#) (2023-2028) reinforces this commitment recognising the need to act in the face of climate change as never having been so vital. In doing so, it commits to consider climate change and biodiversity as fundamental issues when making decisions across the Council's functions.

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

4.5.4 The LDP must also facilitate actions and interventions aimed at adapting to climate change. This includes flood resilience measures, managing storm water drainage and coping with the consequences of weather extremes. Nature based solutions and the use of green and blue infrastructure will be encouraged.

4.5.5 Relevant Sources to support the theme

- [Towards Net Zero Plan 2022-2025](#)
- [Anglesey and Gwynedd Well-being Plan 2023-28](#)

4.6 Theme: Preserving and Promoting Welsh Language and Culture

4.6.1 [Cymraeg 2050: Welsh Language Strategy](#) aims to achieve having one million Welsh speakers by 2050. The Council's [Welsh Language Promotion Strategy](#) 2021-2026 outlines what it proposes to promote and facilitate the use of the Welsh language on the Island. It proposes to reverse the fall in the number of speakers, aiming to increase the number of speakers by 325 over the Strategy's lifespan. It focuses on three priority areas, namely children, young people and the family, the workplace and the community.

4.6.2 The decline in the number of Welsh speakers can be attributed to numerous factors but uppermost amongst these is the lack of employment opportunities for the younger population, which compels them to look elsewhere for work, and

the lack of affordable housing to enable people to live in the communities in which they were raised. There is also a lack of working age people returning to the Island following leaving for higher education, and an increase in in-migration of non-Welsh speaking residents.

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

4.6.4 Relevant Sources to support the theme

- [Welsh Language Promotion Strategy 2021-2026](#)

4.7 Theme: Protecting the Natural and Historic Environment and the Management of Resources

4.7.1 The [Environment \(Wales\) Act 2016](#) introduced Section 6 biodiversity and the resilience of ecosystems duty making it incumbent on all public authorities to maintain and enhance biodiversity in the exercise of functions in relation to Wales.

4.7.2 Policy 10 of [Future Wales: The National Plan](#) 2040 recognises biodiversity's role in underpinning "the functioning of healthy, resilient ecosystems and the multiple benefits they provide" and commits to reversing recent losses and enhancing the resilience of ecosystems. The planning system is identified as a key player in meeting this objective.

4.7.3 In response to the Section 6 duty, the Council has prepared and adopted a [Biodiversity Plan](#) which aims to ensure the Council maintains and enhances the Island's varied biodiversity in the exercise of its statutory duties and discretionary activities and, in so doing, promote the resilience of ecosystems.

4.7.4 The new LDP must reflect the commitments made in national legislation and policy and in the corporate Biodiversity Plan to protect and enhance biodiversity whilst strengthening green infrastructure to enable resilience in and connectivity between ecological networks.

4.7.5 Allied to the protection and enhancement of biodiversity is the conservation and enhancement of natural beauty. Most of the Island's coastline (221km²) is designated a National Landscape (formerly known as an Area of Outstanding

Natural Beauty (AONB)). The Anglesey National Landscape [Management Plan 2023-28](#) reinforces the need to conserve and enhance natural beauty and recognises the designated area's importance to the local economy, environment, culture and well-being of its communities and those who visit.

- 4.7.6 Anglesey boasts a variety of historic assets including around 1200 listed buildings, 12 designated Conservation Areas, a World Heritage Site and numerous scheduled monuments. The priority is to safeguard these historic assets and to protect them from neglect and decline. As such, the new LDP will provide a strong policy base for affording protection to the historic environment and ensuring that any development proposed in relation to historic assets will be undertaken with the best interests of the asset being the primary concern.
- 4.7.7 Current policy and guidance stipulate that each Mineral Planning Authority (MPA) meets specific landbank requirements in terms of aggregate provision, this being a 10-year supply in terms of hard rock aggregates and 7 years for sand and gravel. Landbanks must be maintained over the lifetime of a development plan. In practical terms, Anglesey cannot meet the requirement for sand and gravel given that there are no commercial operations on the Island and although sand and gravel deposits occur, they are in areas subject to environmental designations that would make their working unacceptable. In terms of other economic minerals, metal reserves occur at Mynydd Parys and dimension stone is extracted from the Island's limestone quarries.
- 4.7.8 The [North Wales Regional Technical Statement](#) (RTS) requires that each MPA within the region should contribute an apportioned volume of aggregates to the regional output and should plan accordingly to meet those requirements.
- 4.7.9 Site restoration is an extremely important consideration to counter the environmental impact of quarrying/mining. Sufficient coverage of this aspect of the post-extraction process will be afforded in the new LDP.
- 4.7.10 The Waste Hierarchy sets out the priority in terms of responding to the management of different waste streams. The Hierarchy advocates waste reduction, reuse and recycling (including composting) prior to disposal although the diversion of waste from landfilling remains the overarching objective.
- 4.7.11 The Council's [Resources and Waste Strategic Plan](#) outlines steps to move towards a circular economy which works towards delivering a sustainable response to the management of waste and resource recovery which mirror national objectives encapsulated in the Waste Hierarchy.

4.7.12 The new LDP will need to address the issue of waste management consistent with the aims of the Hierarchy and, where reduction and reuse cannot be achieved, waste should be seen as a resource that can be managed with beneficial outcomes. The new LDP should therefore seek to facilitate increased recycling and composting capacity whilst considering the generation of energy from suitable waste streams.

4.7.13 In order to achieve increased reuse and recycling rates, the appropriate facilities must be available and, while two recycling centres are already operated by the Council, shortfalls in provision have been identified in the Holyhead area, where fly-tipping is a significant problem and in the north of the Island. Similarly, the lack of capacity for inert waste and waste soils management requires that the new LDP addresses these live issues and considers appropriate solutions.

4.7.14 Relevant Sources to support the theme

- [Biodiversity Plan](#)
- [National Landscape Management Plan 2023-2028](#)
- [North Wales Regional Technical Statement](#)
- [Resources and Waste Strategic Plan](#)

4.8 Theme: Promoting Placemaking and Wellbeing

4.8.1 The location of development plays a large part in realising the ambition of achieving healthy communities. Healthier lifestyles can be achieved by locating development close to active travel routes and the provision/safeguarding of public open spaces will also contribute towards encouraging a more active lifestyle for residents. The provision of infrastructure to support walking and cycling over dependency on the car can contribute towards meeting health objectives relating to obesity and associated conditions. However, it must be recognised that as a rural island car travel will continue to play a role for most residents.

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

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

use. A related issue is ensuring that there is adequate demand for these facilities by retaining and attracting working families who use these facilities in a variety of ways.

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

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

4.8.5 The new LDP should aim to create and maintain inclusive communities that promote health and wellbeing. Through its policies, the LDP should deliver high standards of amenity, foster safe communities with suitable employment opportunities and appropriate homes.

4.8.6 Relevant Sources to support the theme

- [Gwynedd and Anglesey Wellbeing Plan](#)

Consultation questions

- Do you agree with the identified key issues, challenges and opportunities?
- Do you agree with the overarching themes and groupings?
- Is there anything missing?



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Chapter 5

Vision

Chapter 5

Vision

5.0 Introduction

To ensure the Plan has a coherent focus for all policies to work towards delivering, a strong and clear vision for the future will sit at the heart of the document. The vision should set out a locally specific, aspirational description of what the Island will be like at the end of the Plan period.

The vision must be consistent with the Council's corporate plan and other key contextual policies as outlined in chapter 2. The vision should also be read as a follow on from the vision set in the adopted JLDP. Finally, it should provide a spatial dimension that ensures it is unique to Anglesey.

The vision will be refined as the Plan progresses to better reflect emerging evidence and incorporate stakeholder inputs.

The proposed Vision for the new LDP is:

By 2039, Anglesey will be an Island of vibrant, bilingual and engaged communities where people choose to live, work and visit. The Island will have:

- a) Retained and enhanced the unique character of the Island structured around the key settlements identified for growth and an extensive rural area containing smaller settlements and villages
- b) Protected its biodiversity and key environmental assets, including the Anglesey National Landscape and other designated and non-designated landscape and ecological sites
- c) Promoted the use of the Welsh language in daily life and ensured that this is taken into account in planning decisions
- d) Supported high quality design in new development including adequate provision of accessible open space and green and blue infrastructure

- e) Delivered sufficient housing of the correct types and tenures to meet local needs, including for the ageing population, affordable housing and the gypsy and traveller community
- f) Supported the development of and maximised the economic and social opportunities provided by new nuclear development at Wylfa and associated developments
- g) Reduced the need to travel (especially by car) through the appropriate location of new development, and supporting the provision of services and facilities close to where they are needed, whilst recognising that as an Island community some car travel will still be necessary
- h) Contributed to mitigating climate change by supporting sensitively located renewable and low carbon energy development, including future development at Wylfa
- i) Supported a diverse economy with high quality jobs, based on specialist industries
- j) Supported the tourism industry by continuing to attract visitors to the Island, and ensured that the impacts of tourism are managed and minimised
- k) Maximised the benefits of the Freeport and AI growth zone designations

Consultation questions

- Do you agree with the proposed vision?
- Does it focus on the right issues?
- Is there anything missing?



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Chapter 6

Objectives

Chapter 6

Objectives

6.0 Introduction

This section of the document sets out the Council's draft objectives. The draft objectives will ensure that the draft vision as set out in chapter 5 is delivered. The vision and objectives will form the basis of the LDP. The objectives have been developed in the context of the key issues, opportunities and challenges identified in chapter 4. The draft objectives clearly link to the Corporate Plan, Future Wales, Planning Policy Wales and the Wellbeing of Future Generations Act.

6.1 Theme: Promoting Placemaking and Wellbeing

6.1.1 The objectives in this section are designed to maintain a resilient and prosperous economy to ensure a robust supply of jobs and support local businesses.

Objective 1: Encourage economic prosperity through supporting existing businesses and attracting new investment to improve skills and job opportunities on the Island and, in doing so, enable the retention of the working aged population and contribute to more sustainable and viable communities.

6.1.2 Objective 1 seeks to provide a range of secure local employment for residents on Anglesey. It recognises that providing local employment will assist with retaining working age people on the Island. It links to the strategic objective of promoting opportunities to develop the Island's economy of the Council Plan.

Objective 2: Continue to provide development opportunities for the diversification of the rural economy whilst providing support to primary rural industries such as farming to secure their continued viability and resilience

6.1.3 Objective 2 provides specific support for the rural economy. It provides support for diversification.

Objective 3: Support development that improves the vitality and viability of Anglesey's high streets and town centres with a view to enhancing and safeguarding local retail centres on the Island

6.1.4 Objective 3 recognises the importance of the Island's town centres as retail hubs. It seeks to address the issue of reduced footfall and ensure that town centres are maintained as community focal points and economic centres even in a changing retail market.

Objective 4: Support appropriate, high quality tourism development that will contribute to the sustainable growth of the visitor economy whilst ensuring that the qualities that contribute to the Island's attraction as a destination are adequately safeguarded.

6.1.5 Objective 4 provides clear support for the growth of the visitor economy. It seeks to enhance the Island's offer as a tourist destination but balances this with the need to protect that which generates the tourism demand. Anglesey is prized for its dramatic landscapes and the Plan must ensure that these key assets are suitably protected.

Objective 5: Support the delivery of the strategic investment opportunities provided by the Freeport Designation and development at Wylfa. This includes enabling infrastructure.

6.1.6 Linked to Objective 1, Objective 5 provides clear, specific support for the delivery of the key strategic investment opportunities available on Anglesey.

6.2 Theme: Ensuring access to suitable Homes

6.2.1 The objectives in this section show how the Plan will make Anglesey a great place to live by providing suitable housing supported by sufficient and suitable infrastructure to promote sustainable lifestyles.

Objective 6: Facilitate delivery of a range and mix of housing required to meet both urban and rural housing demand. Such homes will be climate-resilient and accessible to services and facilities required by residents in addition to considering the specialist needs and requirements of an ageing population and the need to provide sufficient affordable housing

6.2.2 Objective 6 seeks to ensure the delivery of a suitable range and mix of housing to meet the diverse needs of the Island. The Plan will need to be supported by evidence of the housing needs of the Island, including the assessing the need for affordable housing. It will seek to meet needs for specialist accommodation and the need for Gypsy and Traveller accommodation.

6.3 Theme: Infrastructure to support ambitions

6.3.1 The objectives in this theme are designed to ensure that development is appropriately supported by essential infrastructure.

Objective 7: Ensure that adequate strategic and local physical, social/community, digital and green and blue infrastructure is in place to support future growth within the Plan area

6.3.2 Objective 7 will ensure that supporting infrastructure is a key consideration for the Plan. This objective covers the “traditional” infrastructure types ordinarily considered by an LDP, but also covers green and blue infrastructure (such as parks, rivers and beaches), elevating this to the same level as other infrastructure needs and requiring the consideration of nature-based solutions. The objective also supports the basis of future developer contributions to support development.

Objective 8: Ensure that as far as possible new development is located to reduce the need to travel and designed to be walk- or cycle-friendly with facilities located near to where people live

6.3.2 Objective 8 is a recognition of the need to make day-to-day living as simple and easy as possible. It will assist with ensuring the LDP delivers modal shift. It reflects the need to support active travel and will help deliver wider Council environmental and health objectives.

6.4 Theme: Responding to a Changing Climate

6.4.1 The objectives in this section show how the Plan will respond to the climate change emergency.

Objective 9: Support measures to reduce carbon emissions and the consequences of climate change whilst responding to global warming and supporting society to adapt the way it works, lives and uses land thereby building resilience to the effects of a changing climate.

6.4.2 Objective 9 reflects the declaration of a climate emergency by the Council. It also reflects the strategic objective set in the Council Plan to respond to the climate crisis and work towards being a net zero organisation. The LDP will have a key role in assisting the Council in tackling climate change. This is in terms of reducing carbon emissions, mitigating the impact of climate change and making Anglesey more resilient to its impacts.

Objective 10: Support the transition to a low carbon economy. Support renewable and low carbon energy generation through facilitating the development of appropriate infrastructure that realises meaningful local benefits and mitigates negative impacts.

6.4.3 Objective 10 provides high level support for renewable and low carbon energy to tackle the climate crisis. It ensures the Council's commitments to delivery of renewable energy are reflected through the LDP.

6.5 Theme: Preserving and Promoting Welsh Language and Culture

6.5.1 The objectives in this theme seek to ensure that the planning system plays its part in promoting the Welsh language on the Island.

Objective 11: Ensure that development is appropriately planned to enable the Welsh language to develop and thrive thereby making a positive contribution towards achieving the Welsh Government's national target of a million Welsh speakers by 2050.

6.5.1 Objective 11 provides a framework for the Plan to consider how it can respond to the aim of increasing the numbers of Welsh speakers in Wales and specifically within Anglesey. It also reflects the strategic objective of increasing opportunities to learn and use the language as set out in the Council Plan.

6.6 Theme: Protecting the Natural and Historic Environment and the management of resources

6.6.1 The objectives in this section seek to strike the balance between allowing development and change, whilst protecting the unique features of Anglesey's environment.

Objective 12: Protect and enhance the Island's biodiversity by ensuring the impacts of development are avoided and where necessary mitigated. Contributing towards sustaining resilient and connected ecological networks and improving green infrastructure as part of development.

6.6.2 Objective 12 responds to the requirements of the Environment (Wales) Act to maintain and enhance biodiversity and to promote the resilience of ecosystems. It seeks to halt, and reverse, the decline in biodiversity by ensuring new development has a positive impact on existing networks.

Objective 13: Protect the historic environment through ensuring that any development proposed which may affect historic assets is guided by the best interests of those assets and respects local character and distinctiveness

6.6.3 Objective 13 seeks to ensure the ongoing preservation and protection of historic assets and the historic environment. It recognises the contribution of these assets to the unique qualities of the Island.

Objective 14: Safeguard mineral resources from sterilisation whilst ensuring that an adequate landbank of aggregate mineral is maintained in line with current requirements to sustainably meet society's needs

6.6.4 Objective 14 recognises the need to consider the supply of materials to support development.

Objective 15: Facilitate the adequate provision of sustainable waste management facilities that will contribute towards maximising the reuse and recycling of wastes and, in so doing, transitioning towards a circular economy.

6.6.5 Objective 15 recognises the importance of the circular economy and provides a basis for it to be embedded in future development proposals.

Objective 16: Promote and support the health and wellbeing of all residents by ensuring places are designed and developed to support active lifestyles and connected communities by integrating high standards of amenity and fostering safe environments for all

6.7.2 Objective 16 intends to ensure that healthy lifestyles choices are supported by the LDP, such as providing active travel opportunities and ensuring ease of access to open space, but also promoting scope of social interactions within the community. It has a clear link with the social care and wellbeing strategic objective of the Council Plan.

Objective 17: Ensure that communities are provided with a range of key facilities that provide adequate access to leisure, recreation, culture, health, education and

public open spaces. Development that may impact upon the use of and availability of such facilities should seek to enhance or improve provision.

6.7.3 Objective 17 seeks to ensure that places are functional and nice to live in. It seeks to ensure adequate community infrastructure is in place, and that it is protected. It recognises that sustainable lifestyles need to be supported by adequate local infrastructure provision.

Objective 18: Adopt a placemaking approach to enable the development of vibrant settlements delivering good design that is locally distinct, reflects context, character and setting, ensures appropriate access and movement, and contributes towards the achievement of sustainable settlements that increase their attractiveness as places to live and work.

6.7.4 Objective 18 reflects the importance of place. It seeks to ensure that the LDP appropriately embeds placemaking as a central plank of the Plan. This placemaking approach aims to shape sustainable growth in the right areas – a key planning principle of PPW.

Consultation questions

- Do you agree with the objectives?
- Are there any missing?



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Chapter 7

Proposed Policy Direction

Chapter 7

Proposed Policy Direction

7.0 Introduction

This chapter of the report provides an overview of the key topics for which policies will be developed in the new LDP. They are grouped by theme and are clearly linked to the strategic objectives.

For each theme and topic area a high-level summary of the topic is provided, alongside:

- an overview of the key national and regional context,
- proposed changes from the existing JLDP policy/approach, and
- the evidence required to support the proposed future policy direction.

Full consideration of the specific policy requirements will be included in the Preferred Strategy document.

7.1 Theme: Supporting a Sustainable and Vibrant Economy

Overview

7.1.1 The LDP is integral to supporting the Island's economic activity. The LDP must make sufficient provision of land to support employment needs over the next 15 years. It must ensure resilience against changing circumstances and be flexible enough to adapt to changes in the economy. It must recognise and plan for the direct and indirect impacts of the significant strategic opportunities facing the Island such as the Freeport designation and development at Wylfa.

This section of the LDP will also consider the visitor economy and how this will be managed. The visitor economy accounts for a large proportion of Anglesey's overall economy and the LDP should assist with growing and sustaining the visitor offer, reducing seasonality and increasing spend locally.

Key national and regional context

7.1.2 National policy states that the planning system should ensure that the growth of output and employment in Wales is not constrained by a shortage of land. Anglesey Freeport provides a unique opportunity to expand local employment and grow the Island's economy.

National policy also provides the option of introducing an Article 4 direction to control visitor accommodation. This will be considered in the new LDP.

Changes from JLDP

The policies of the JLDP will need revising to allocate new sites and ensure a balanced economy across the urban and rural areas. It will assess the appropriateness of existing retail boundaries and be updated to better manage the visitor economy. The new LDP will also need to reflect the newly recently designated Freeport. Like the JLDP it will continue to address the potential employment and workforce needs of development of nuclear facilities at Wylfa. The Plan will also contain revised policies to control visitor accommodation.

Evidence requirements

- 7.1.3. A revised Employment Land Review has been prepared alongside economic forecasts of growth and trends, this has been utilised to develop the scenarios in the latter sections of this document. A key aspect of considering the economy and employment is cross border – including the impacts of Wylfa and potentially the Freeport - so ongoing discussions with Gwynedd Council and other North Wales authorities will continue.
- 7.1.4 A new retail study will be prepared to assess the retail needs for the Island and to help inform the boundaries of the larger town centres where retail and other related uses are protected.
- 7.1.5 Data regarding the number and spread of second homes and holiday let accommodation will be collated to consider the best approach to managing tourist accommodation in the Plan area.

7.2 Theme: Ensuring access to suitable Homes

Overview

7.2.1 National planning policy states that local planning authorities must develop housing policies to meet the challenges and circumstances that are evident in their areas in specific locations. The Plan's policies and proposals will need to provide a framework for delivery of a range and mix of new homes (including affordable homes) and housing accommodation that is suitably informed by evidence of need.

Key national and regional context

7.2.2 PPW states that housing requirements must be based on evidence and clearly express the number of market and affordable homes required in the area over the Plan period. It states that the latest Welsh Government local authority level Household Projections for Wales, alongside the latest Local Housing Market Assessment (LHMA), will form an important part of the Plan's evidence base. Alongside this, other relevant evidence can be included which considers the impact of certain policy choices. This relates to the particular impact on housing need of major opportunities such as development of nuclear facilities at Wylfa, the presence of the Freeport and the associated impact of the Energy Island Programme.

7.2.3 PPW notes that local planning authorities must develop policies to meet the particular challenges and circumstances that are evident in their areas in specific locations. A community's need for affordable housing is a material planning consideration that must be taken into account when forming development plan policies. The Plan must include a target for affordable housing taking account of deliverability and viability. Affordability is a critical issue in Anglesey that the LDP should help seek to address.

Changes from JLDP

Changes in population, economic and household forecasts will inform the level of housing that will need to be provided for the duration of the new Plan. A review of the allocations in the current LDP that are not commitments will be important. It will be important to consider changes that have been made in national planning policy including the publication of Future Wales, and in PPW with respect to changes to housing supply monitoring and affordable housing led sites.

Evidence requirements

7.2.4 There will be a need to undertake numerous studies to provide the baseline for housing policies in the new Plan. Key pieces of evidence include: LHMA; Plan-wide Viability Assessment, Housing Needs Assessment; Gypsy and Traveller Accommodation Assessment, and an assessment of candidate sites. Reference should also be made to the AMRs of the existing JLDP, which provide information on delivery of housing and affordable housing targets within the adopted LDP. Other studies, such as the economic growth assessment which consider the impact of major policy considerations on population change also need to be considered.

7.3 Theme: Infrastructure to support growth ambitions

Overview

7.3.1 Ensuring that development is supported by adequate physical, social, digital and green and blue infrastructure is a key consideration of the LDP. The LDP must ensure that existing infrastructure has the capacity to accommodate new housing and employment growth and where that capacity does not exist, that improvements are made.

7.3.2 Infrastructure in this context includes transport networks, utilities networks, education facilities (primary and secondary schools), health facilities (GPs, pharmacists), social infrastructure (e.g. community halls), digital infrastructure (internet access) and green and blue infrastructure (parks and open spaces).

Key national and regional context

7.3.3 PPW states that development should be located so that it can be well serviced by existing or planned infrastructure. In general, this will involve maximising the use of existing infrastructure or considering how the provision of infrastructure can be effectively co-ordinated to support LDPs. There is in particular an increased emphasis on recognising green infrastructure as part of the required infrastructure necessary to support development. The LDP will also recognise the benefits of digital connectivity and remote working, which can reduce the need for travel, providing opportunities for rural areas.

Changes from JLDP

It is anticipated that the approach to infrastructure taken in the JLDP will be similar in the new LDP. A strategic policy requiring the delivery of infrastructure (and the use of developer contributions to fund this delivery) will be supported by specific policies ensuring the protection and enhancement of infrastructure assets.

Evidence requirements

7.3.4 The Council is currently preparing detailed evidence to identify the infrastructure baseline. This baseline will then be used to support decisions around how much growth can be allocated to certain areas of the Island. Ongoing discussions with infrastructure providers will be key to determining sites selected for development and ensuring that sufficient infrastructure is in place will be paramount.

7.4 Theme: Responding to a changing climate

Overview

7.4.1 Whilst it is important that all policies in the Plan have regard to climate change, it is considered that having a dedicated section with specific policy requirements will ensure that this issue receives appropriate consideration in any development taking place on the Island. This section of the Plan is also expected to contain policies to manage renewable and low carbon energy development.

7.4.2 The Plan will need to support measures to minimise the consequences of climate change (including flood risk) whilst helping to increase the ability to adapt to future effects and build resilience.

Key national and regional context

7.4.3 There is clear national and regional support for the incorporation of climate change mitigation and adaptation policies in the LDP as outlined in Chapter 2.

7.4.4 Future Wales acknowledges that flood risk is a constraining factor to development. Technical Advice Note 15 (TAN 15) on Development and Flood Risk, which took effect in March 2025 guides local authorities on how to manage flood risk when preparing LDPs and making planning decisions.

Changes from JLDP

The JLDP contained a number of policies aimed at addressing climate change but did not contain a specific section on climate change.

The JLDP recognised the risk of flooding and whilst it did not include specific policies solely relating to flooding, managing and minimizing flood risk was addressed within policies throughout the Plan.

The key principles of the updated TAN 15 that will need to be considered in the development of the new Plan are:

- Risk-based approach: adopting a proactive, risk-based approach to development, balancing flood risk and climate change projections with the need for sustainable development.
- Plan-led system: stronger focus on integrating flood risk management at the earliest stages of the planning process. LDPs must strategically allocate land for development using flood risk evidence.
- Precautionary framework: directing development away from high-risk flood areas in order of preference.
- Flood Map for Planning: The map is updated every six months and includes projections for climate change over the next century. It is the definitive framework for assessing flood risk in new developments.

Consideration will be given to the need for a strategic policy on flood risk in light of the updated TAN15.

Evidence requirements

7.4.5 The Council is supportive of renewable and low carbon energy development, and it is anticipated that evidence to support potential allocations for renewable energy development will be required. The Renewable Energy Capacity Assessment will need to be updated. It will also be necessary to collect evidence to ensure that the unique landscape of Anglesey is not harmed by proposed developments. Cumulative impacts of renewable and low carbon energy development will be considered.

7.4.6 A Strategic Flood Consequence Assessment will be required to provide a detailed overview of flood risk from all sources (river, coastal, surface water, etc.) within Anglesey. The SFCA will guide the Council on how to approach development in areas with varying levels of flood risk.

7.5 Theme: Preserving and promoting Welsh Language and Culture

Overview

7.5.1 The LDP has a crucial role to play in promotion of the Welsh Language on Anglesey. Alongside objectives requiring consideration of language, the LDP will contain policies aimed at ensuring impact on the Welsh language remains a material consideration in planning applications.

Key national and regional context

7.5.2 Promotion of the Welsh Language is seen as role for planning. North Wales, and in particular Anglesey, have a key role to play in preserving and promoting the Welsh language.

Changes from JLDP

The JLDP contained key policies which sought to increase the number of Welsh speakers on Anglesey. However, between 2011 and 2021 the number of Welsh speakers on the Island fell by 1,155 (1.4%). This is partly due to the increase in second homes created over the period. Despite this, there are a number of areas which have seen an increase in Welsh speakers, often in locations which have seen strong housing growth. This suggests that further growth can help to increase the numbers of Welsh speakers in communities.

The new LDP will contain broadly similar policies to the JLDP with the aim of supporting the Welsh language. It is anticipated that there will be a focus on providing sufficient housing and jobs to enable Welsh speakers to remain on the Island.

Evidence requirements

7.5.3 The new LDP will continue to include measures to support the Welsh language. It is considered that existing data from the Census, Welsh Government and other Council departments will be sufficient to support this and no new evidence will be produced.

7.6 Theme: Protecting the Natural and Historic Environment and the Management of Resources

Overview

7.6.1 The Plan Area's natural environment, historic and cultural assets must be protected, promoted, conserved and enhanced. The Plan will need to ensure that the policy framework facilitates objectives to protect, conserve, promote and enhance the natural and historic environment recognising it as a finite and integral part of historical and cultural identity of the Island.

Key national and regional context

7.6.2 Planning Policy Wales requires plans to address the long term and chronic decline of biodiversity and habitat loss, adaptation to the effects of climate change and recognising and addressing the factors influencing landscape change.

7.6.3 In respect of the historic environment, national policy requires that development protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. Local policy should provide guidance in respect of statutory designations, reflecting the greater historical significance of international, national and local statutory designations, compared to local designations.

7.6.4 Relevant also to the natural environment is the extraction of minerals. National policy requires the balancing of the fundamental requirement to ensure the adequate supply of minerals with the protection of amenity and the environment.

Changes from JLDP

It is expected that a broadly similar approach to that set out in the JLDP will be taken in the new LDP. The JLDP has policies that seek to identify and protect the most important natural and historic environment and landscape features, e.g. the Area of Outstanding Natural Beauty (now referred to as a National Landscape), Special Landscape Areas and Wildlife Sites as well as seeking to protect landscape character generally. This includes policies addressing biodiversity conservation and coastal protection.

Evidence requirements

- 7.6.5 The Council requires updated evidence to understand the impact that renewable and low carbon energy schemes (wind and solar) could have on the landscape.
- 7.6.6 There is also a need for updated green infrastructure and open space evidence to ensure policies reflect the latest policy and guidance.
- 7.6.7 The current policies relating to the historic environment are considered to be performing effectively other than the need to undertake a review of terminology to bring them in line with national policy. The same applies to minerals policies.

7.7 Theme: Promoting placemaking and Wellbeing

Overview

- 7.7.1 Placemaking is the collaboration across sectors and disciplines to comprehensively consider the future development and shaping of distinctive vibrant places . Placemaking has grown in importance as the links with health and wellbeing have been more explicitly explored and understood.
- 7.7.2 The current policies relating to the historic environment are considered to be performing effectively other than the need to undertake a review of terminology to bring them in line with national policy. The same applies to minerals policies.

Key national and regional context

- 7.7.3 Planning Policy Wales requires placemaking to create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Ultimately development should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all.

Changes from JLDP

The JLDP has a place shaping policy which requires sustainable and inclusive design. This is supported by Supplementary Planning Guidance for Anglesey on design for the urban and rural environment. This covers matters such as the setting of a site, landscape, infrastructure, public realm and specific design matters. It is anticipated that a broadly similar approach to placemaking and design will be taken in the new LDP.

Evidence requirements

7.7.4 The Council may update the existing design guidance contained in the Supplementary Planning Guidance to better reflect modern needs and considerations, e.g. low carbon development.

Consultation questions

- Do you agree with the selected themes and presentation of the policies by theme?
- Are there any policies of the JLDP which should be retained in the new LDP?
- Is there any evidence missing
- Are there any policy areas missing?



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Chapter 8

Housing and Employment Growth Scenarios

Chapter 8

Housing and Employment Growth Scenarios

8.0 Introduction

This chapter considers the growth needs of the Island over the Plan period. It takes into account the contextual information provided in chapters 3 and 4 and considers how many homes and additional jobs it may be necessary to plan for between 2024 and 2039. The growth scenarios presented will influence how much land is required for residential and employment development over the Plan period. These growth scenarios form the basis of the LDP strategy.

It is important that the need for homes and employment levels are considered collectively to ensure sustainable patterns of development. The initial sections of this chapter consider the existing context and previous trends which should be considered when setting housing and employment targets. The latter sections present the scenarios

8.1 Previous targets (JLDP)

8.1.1 The previous Anglesey and Gwynedd JLDP sought to deliver **7,184 new housing units**. This equated to a target of **3,480** new units in Anglesey, representing a rate of **232** dwellings per annum.

8.1.2 However, the annual average indicative requirement of **232** has been met (and exceeded) only 3 times. The total cumulative completions for Anglesey (up to 2024) is **2,697**, meaning there is a current shortfall of **551** against the cumulative annual average requirement.

8.1.3 There has been a shortfall in housing provision on sites allocated in the JLDP and a much greater proportion of housing has been delivered on windfall sites compared to what had been anticipated.

8.1.4 The actual average delivery rate over the JLDP period up to 2024 is 193 dwellings per annum.

8.2 Demographic trends

8.2.1 The previous Anglesey and Gwynedd JLDP sought to deliver **7,184 new housing units**. This equated to a target of **3,480** new units in Anglesey, representing a rate of **232** dwellings per annum.

8.2.2 The previous Anglesey and Gwynedd JLDP sought to deliver **7,184 new housing units**. This equated to a target of **3,480** new units in Anglesey, representing a rate of **232** dwellings per annum.

8.2.3 The previous Anglesey and Gwynedd JLDP sought to deliver **7,184 new housing units**. This equated to a target of **3,480** new units in Anglesey, representing a rate of **232 dwellings per annum**.

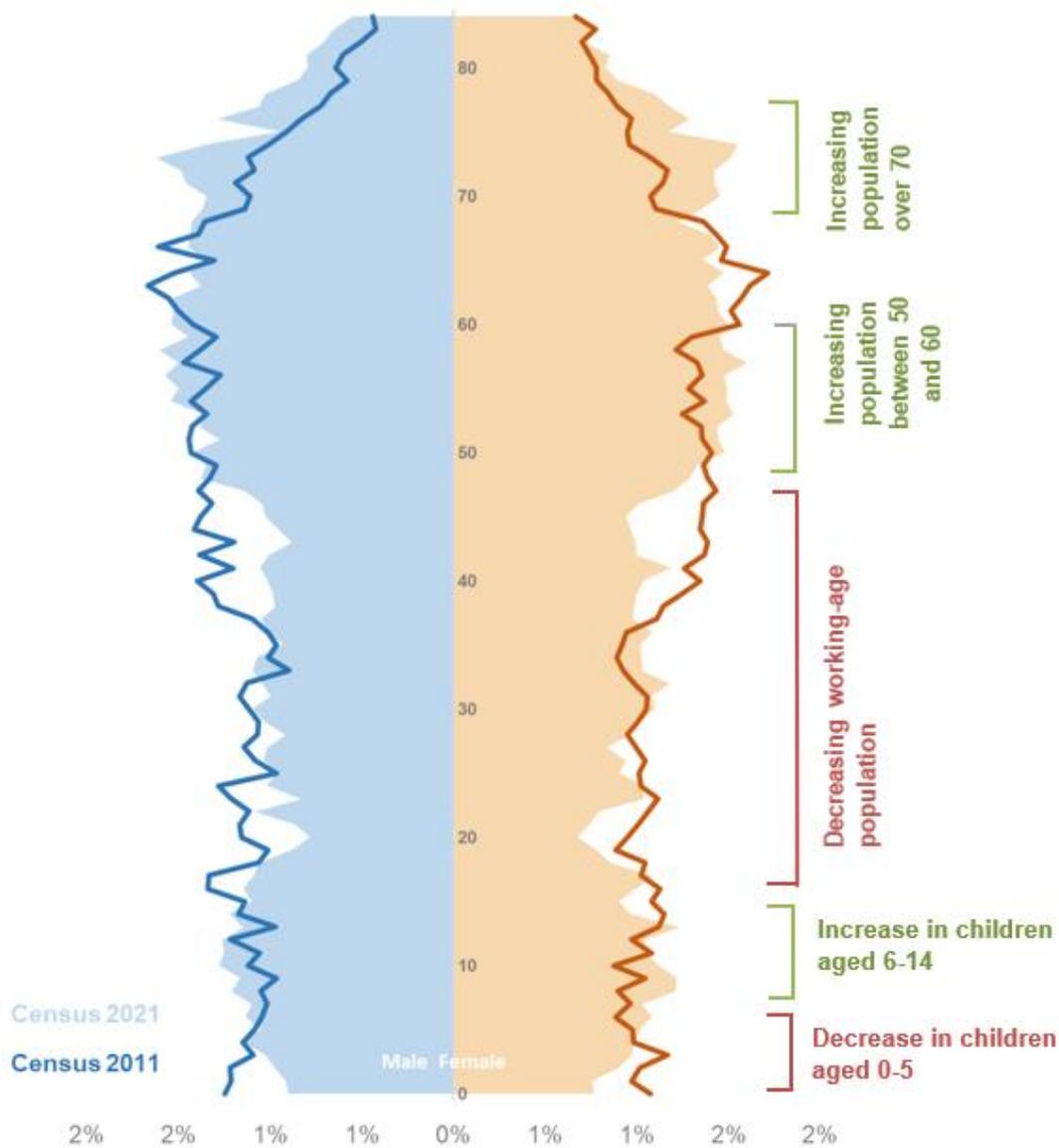


Figure 2: Population structure of Isle of Anglesey

8.2.4 Population change in Anglesey has been driven by a combination of internal migration to and from elsewhere in the UK, and changes to the balance between births and deaths (natural change). The main drivers are a reduction in working-age population (out migration of working age people) and increasing population in older age groups (retirees).

Decline in working age population

8.2.5 Between 2011 and 2021, the working age population (aged between 16 and 64 years) decreased by 8%, or approximately 3,300 people. This was driven by two age groups:

- The number of people aged 35-49 years) decreasing by 17% (from c. 13,300 to 11,000)
- The number of young adults (15-29 years) decreasing by 14% (from c. 11,300 to 9,800)

Increasing population in older age groups

8.2.6 Between 2011 and 2021, there was a **16% increase** in population aged 65 years and above, and a **24% increase** in population aged 70 years and above.

8.2.7 Collectively, the ageing population creates a strain on services, particularly acute in areas such as the North of the Island. In the long-term, it would undermine the ability of the Island to attract employers if the labour force on which to draw is diminishing.

8.3 Demographic trends

8.3.1 At the 2021 Census, there were an estimated **30,865** economically active people in Anglesey; of these, 1,662 were recorded as unemployed. Just over 26,000 people aged 16+ were classed as ‘economically inactive’.

8.3.2 The latest unemployment estimates from ONS show that following the 2008 recession the unemployment rates in Anglesey remained below the national average, but since 2014 the rate of unemployment in Anglesey has been consistent with the national trend.

8.3.3 Over the last two decades there have been a series of significant industrial closures, with a loss of over **2,300** direct jobs. This has left an economy with few major private sector employers and a reliance on the public sector. Anglesey is dominated by the seasonal, foundational economy – and in particular tourism, with over 300,000 visitors to the Island at peak times compared to a population of 69,000.

Year	Company	Jobs Lost
2004	Octel	100 to 120
2008	Peboc	60
2008	Eaton Electrical	265
2009	Anglesey Aluminum	300 to 400
2013	Welsh Country Foods	300 to 350
2015	Wylfa	300 to 350

Year	Company	Jobs Lost
2019	Rehau	100
2019	Marco Cable Management	40
2022	Orthios	120
2023	2-Sisters	730
Total	-	2,315 to 2,535

Table 1: Job losses in Anglesey due to closures since 2004

8.3.4 These jobs have not been replaced, leaving behind an economy very reliant on the public sector and public sector contracts (quasi-public), with very few opportunities for progression within the private sector.

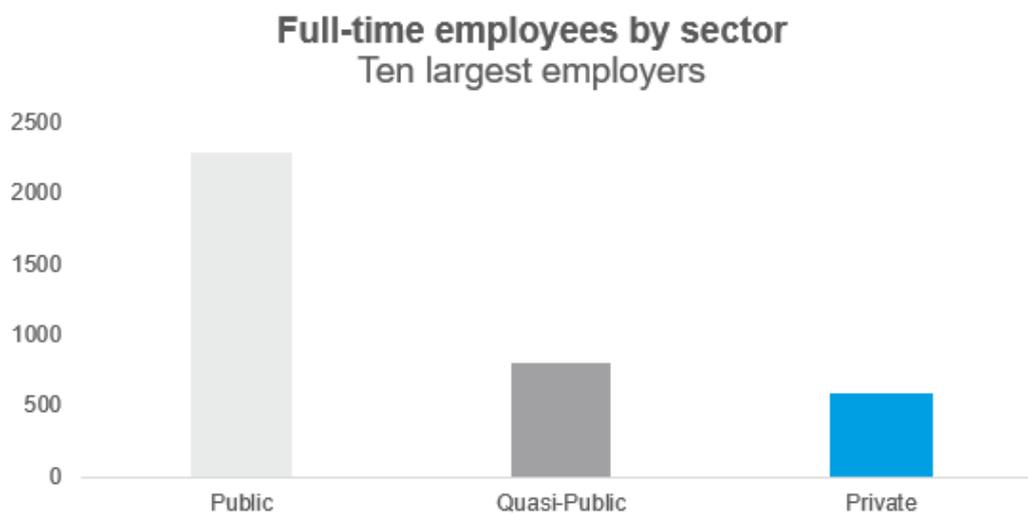


Figure 3: Lack of private sector opportunities

8.4 Proposed scenarios

8.4.1 The LDP needs to plan for future housing and employment needs. A suitable way of determining how much growth is likely to occur is by considering employment and population forecasts.

8.4.2 The Council has produced a Local Housing Market Assessment (LHMA), and commissioned analysis and forecasts from Edge Analytics (EA) and from Oxford Economics (OE).

Local Housing Market Assessment (LHMA)

8.4.3 The draft LHMA provides a broad analysis of the Isle of Anglesey Housing Market, considering the long-term requirements for housing on Anglesey. It is currently with the Welsh government for sign off. It covers the period from 2023 – 2028. It is prepared using a standard LHMA toolkit provided by Welsh

Government. The LHMA tool analyses housing needs in specific Housing Market Areas (HMAs) in Anglesey. These HMAs are regions where people typically live and move without changing jobs. Anglesey has nine such areas.

- 8.4.4 The LHMA tool calculates housing need figures for Anglesey based on three household forecast scenarios: Welsh Government Principal, Higher, and Lower projections.
- 8.4.5 Under the Principal variant the annual housing need for Anglesey is **269 dwellings per annum** over the next 5 years. This is split between affordable housing (248 units) and market (21 units). Under the higher scenario the need is 310 dwellings per annum over the next 5 years split between affordable housing (263 units) and market (47 units). Under the lower scenario the need is 236 dwellings per annum over the next 5 years all of which are affordable housing.
- 8.4.6 The draft LHMA's preferred projection is the principal variant. There was significant favour towards adopting the higher variant in consultation on the LHMA but taking into account the population decrease between 2011 and 2021 the principal variant was considered the most appropriate selection.
- 8.4.7 The draft LHMA identifies that there is a significant issue with affordability on the Island. Average house prices are over 7 times the average income. A combination of low wages and high house prices, that have been further driven up by in migration, is resulting in a distorted housing market where the LHMA proposes that 89% of housing provision should be affordable housing. It is not clear how such a high proportion of affordable housing could be funded.
- 8.4.8 If higher market housing growth were to be pursued, this could potentially result in:
- Improved affordability of market housing (to buy and to rent), and
 - Increased viability of delivery of affordable housing (i.e. subsidised housing)

The Standard Method

- 8.4.9 There is no simple answer as to what level of market housing growth would support affordable housing delivery. In England, housing need is calculated using the "Standard Method" which sets housing need linked with the affordability of housing in the local area.
- 8.4.10 The government prescribed formula that local planning authorities in England must use to identify their minimum annual local housing need is set out in

national planning guidance and linked to the National Planning Policy Framework.

8.4.11 The method is a policy off, unconstrained calculation. It identifies need, not the final housing requirement (which can differ following planning judgments, constraints, and opportunities such employment growth).

8.4.12 The starting point is a “Baseline Need” of 0.8% of the existing housing stock. There is then an affordability adjustment based on a five-year average of median house prices to incomes. For each 1% the affordability ratio exceeds 4, the baseline is increased by 0.95 (95%). This is then the minimum annual housing need.

8.4.13 Applying this formula to Anglesey, the Baseline Need would be 280 units, and the affordability adjustment would be around 1.4, taking total need to around **390 dwellings per annum, or 5,850 over the Plan period**. The methodology clearly only applies in England, but it provides a helpful benchmark as to the level of housing delivery that the UK Government thinks would be needed given Anglesey’s relative (un)affordability.

Edge Analytics scenarios

8.4.14 EA has generated a number of scenarios to assess likely population and household growth. These do not explicitly include an employment-led scenario or one that considers the affordability of housing. They do however make a series of labour market assumptions. The scenarios are:

Scenario	Description
WG-2018	Replicates the WG 2018-based <i>principal</i> projection (2018 base year)
WG-2018 (rebased)	Replicates the WG 2018-based <i>principal</i> projection, rebased to the 2023 MYE and WG household estimate, with the original trend continuing thereafter.
Trend-5yr	Migration assumptions calibrated from a 5-year historical period (2018/19–2022/23), including the UPC adjustment in the international migration component of the MYE (2001/02–2020/21). Scenario has a base year of 2023.
Trend-15yr	Migration assumptions calibrated from a 15-year historical period (2008/09–2022/23), including the UPC adjustment in the international migration component of the MYE (2001/02–2020/21). Scenario has a base year of 2023.
Dwelling-led-5yr	Models the population growth impact of average annual dwelling growth of +154 dpa, based on a 5-year history of dwelling completions (2019/20–2023/24). Migration assumptions are aligned with the Trend-5yr scenario.
Dwelling-led-15yr	Models the population growth impact of average annual dwelling growth of +121 dpa, based on a 15-year history of dwelling completions (2009/10–2023/24). Migration assumptions are aligned with the Trend-5yr scenario.

Figure 4 Edge Analytics scenarios

8.4.15 The analysis identifies key 2011-2021 trends of a decline in population (versus growth nationally) and an ageing population. It also identifies that prior to the 2021 Census, mid-year estimates (MYE) overestimated population growth. The MYEs were rebased in 2023 (i.e. retrofitted) to match the actual 2021 Census results.

8.4.16 The rebased MYEs show that:

- There was an increase in internal migration since 2019 driven by inflow from Cheshire West, Chester, and Liverpool
- This drove (estimated) population growth from 2019 – births consistently lower than deaths so otherwise would be seeing natural decline
- International migration has limited impact on Anglesey

8.4.17 The official Welsh Government population (and household) projections are based on pre-2021 MYEs (so have an incorrect starting point) and assume a birth rate that is too high (2.0 in 2018 increasing to 2.1 by 2043 whereas the recorded rate was 1.43 in 2023).

8.4.18 The EA work therefore identifies a need for bespoke modelled scenarios. Their scenarios include the following assumptions:

- Fixed out-commuting from Anglesey
- Fixed 3.8% unemployment rate
- Labour force growth (except for Trend-15yr) due to growth in older age groups continuing to work

8.4.19 EA acknowledges that these may not hold in the face of significant employment or labour market changes.

8.4.20 The scenarios have the following population growth outcomes:

	Change 2024–2039		Average per year 2024–2039	
	Population Change	Population % Change	Net Migration	Natural Change
Dwelling-led-5yr	2,726	3.9%	619	-437
Dwelling-led-15yr	1,661	2.4%	551	-441
Trend-5yr	1,156	1.7%	518	-441
WG-2018	-342	-0.5%	311	-334
WG-2018 (rebased)	-376	-0.5%	309	-334
Trend-15yr	-1,094	-1.6%	333	-406

Figure 5 Edge Analytics population growth outcomes

8.4.21 The six scenarios do not explicitly include an employment-led scenario or one that considers the affordability of housing. They do however, make a series of labour market assumptions.

8.4.22 The table below sets out the annual average dwelling growth under the various scenarios.

	Change 2024–2039		Annual Average Dwelling Growth
	Households Change	Households % Change	
Dwelling-led-5yr	2,145	6.8%	154
Dwelling-led-15yr	1,683	5.4%	121
Trend-5yr	1,467	4.7%	105
WG-2018	469	1.5%	34
WG-2018 (rebased)	463	1.5%	33
Trend-15yr	226	0.7%	16

Figure 6 Edge Analytics Average Annual dwelling growth per scenario

Oxford Economics scenarios

8.4.23 The OE forecasts are based on employment and assumptions about how the labour market responds, including changes in commuting patterns and employment rates, but are not explicitly linked to housing delivery.

8.4.24 The following table sets out the growth scenarios from OE. These are employment-led, and the model assumes that the labour market (employment rates and commuting patterns) and migration both respond to the increase in jobs.

8.4.25 Scenario A includes an additional 4,500 jobs added as an input to the model in 2039 to account for new jobs within the Freeport. These are all permanent jobs. These then generate a further 3,200 jobs through the supply chain and employment multiplier impacts.

8.4.26 Scenario B includes an additional **7,600** jobs added as an input to the model in 2039 to account for new jobs within the Freeport and at Wylfa. These then generate a further **5,000** jobs through the supply chain and employment multiplier impacts. However, these are not all permanent jobs – there are **3,000** temporary construction jobs in there associated with Wylfa in 2039. By the time construction has finished (in 2045, beyond the Plan period) there are an additional **5,200** permanent jobs. The OE forecasts are “unconstrained” in that they do not assume there is crowding out from competition for workers. The increase in jobs drives changes in commuting patterns, employment rates and population (in-migration).

IACC	2025	2039	Change	% change
Baseline	-	-	-	-
Jobs	25,903	27,595	1,691	6.53%
Out-commuting	4,961	5,447	486	9.90%
Employment rate	50.65%	51.83%	1.18%	2.32%
Population	69,463	72,531	3,069	4.42%
-	-	-	-	-
Scenario A	-	-	-	-
Jobs	-	35,280	9,376	36.20%
Out-commuting	-	3,858	-1,103	-22.23%
Employment rate	-	57.68%	7.03%	13.88%
Population	-	76,875	7,412	10.67%
-	-	-	-	-
Scenario B	-	-	-	-
Jobs	-	40,160	14,256	55.04%
Out-commuting	-	2,841	-2,120	-42.74%
Employment rate	-	60.43%	9.77%	19.29%
Population	-	80,461	10,998	15.83%

Table 2: Oxford Economics scenarios

The Scenarios

8.4.27 The growth scenarios below consider demographics, past trends, policy factors and the relationship between housing and the local economy. Some also take into account large-scale interventions at Wylfa, and the Freeport designation. All scenarios have a 2039 forecast horizon.

Scenario No.	Scenario Name	Annual average employment growth	Dwellings Per Annum	Total Number of Dwellings (2024-2039)
1	LHMA identified needs	X	269	4,035
2	“Standard Method”	X	390	5,850
3	Dwelling-led 5 year	98	154	2,310
4	Dwelling-led 15 year	66	121	1,815
5	Trend 5 year	49	105	1,575
6	WG - 2018	2	34	510
7	WG (rebased)	-0.4	33	495
8	Trend 15 year	2	16	240
9	OE Baseline	113	100	1,500
10	Freeport	106	239	3,585
11	Freeport & Wylfa	588	356	5,340

Table 3: Growth option scenarios summary

8.4.28 There is significant variance across the scenarios presented above. Neither the EA nor the OE work makes any assumptions about, or assessment of, the affordability for local residents and workers.

8.4.29 The EA forecasts have lower employment growth but higher household growth. The higher household growth is because the EA work takes account of housing demand from an ageing population that has an increasing number of single-person households. The OE model does not do that – it assumes an average household size of 2.21.

8.4.30 Trend based scenarios are unlikely to change Anglesey’s recent trajectory of natural change reducing the population, out-migration of prime working age people, in-migration of retirees and increasingly unaffordable housing.

8.4.31 Developments at Wylfa and the Freeport provide seismic opportunities for the Island to buck recent negative demographic and employment trends by providing local jobs. However, these opportunities must be considered alongside the risks that without proper planning and management of the impacts, they could exacerbate issues of affordability.

8.4.32 There is a need for the LDP to appropriately respond to and capitalise on the opportunities provided by Wylfa and the Freeport. This includes recognising that a “business as usual” trajectory based on recent trends is unlikely to be the most appropriate future scenario for the LDP.

8.4.33 Planning for significantly higher growth would also assist in tackling the issue of affordability. Affordability issues have partly arisen due to insufficient supply of housing. More market homes would mean more homes that are available to residents, with a positive impact on affordability due to increased supply. The challenge of affordability is arguably even more pressing in a situation where there is significant potential for employment and therefore population growth on Anglesey through the Freeport and the announcement of development at Wylfa.

8.4.34 The ability of residents to buy and rent housing locally is key in retaining the benefits of increased employment – if not, even with new employment opportunities, prospective workers may choose to commute from a more affordable location and therefore spend their incomes elsewhere.

8.4.35 Planning for higher growth in the LDP would also ensure that growth which is likely to happen irrespective of the LDP is properly planned, sustainably located and maximises the benefits to be leveraged from these developments.

Consultation questions

- Which growth scenario do you think is most appropriate and why?
- Is there a scenario that has been missed?

8.5 Supply considerations

8.5.1 Having considered the unconstrained needs of the area, it is important to also consider the potential supply and any other factors which may constrain delivery that ought to be considered in setting a realistic and deliverable growth target.

Future Supply

8.5.1 A number of different sources are expected to contribute to the housing supply to deliver the new Anglesey LDP. These can be summarised as follows:

Completions – dwellings completed since the start of the new LDP period (from 1st April 2024).

Commitments – dwellings with existing planning permission anticipated to be completed over the new LDP period. This includes sites with planning permission that have either commenced or that are not yet started (but where development is expected to begin).

Windfall allowance – unallocated sites which are anticipated to be developed over the new LDP period on small and large sites. Past trends of delivery will support the contribution these sites can make to the housing supply.

New Housing Allocations – sites to be allocated for residential development in the new LDP.

8.5.2 With regards to commitments and new housing allocations the Council will need to estimate lead in times (from permission to delivery) and build out rates (how many houses will be completed per year). The Council will assess past lead in and build out rates on large sites to evidence assumptions on how future commitments and allocations may be delivered.

8.5.3 The Council will also evaluate how windfall developments (e.g. unallocated sites) will deliver housing in the new Plan period. This will include assessing past windfall development rates, including location and type of housing delivered.

Call for Sites

8.5.4 A call for sites was held between 12th May 2025 and 4th August 2025. Site proposers were invited to suggest land which may be suitable for a range of uses. The Council will publish the candidate site register alongside the Preferred Strategy.

Environmental constraints and other considerations

8.5.5 The LDP will also consider other factors that may determine what levels of growth are achievable, including environmental constraints, social and physical infrastructure capacity, the role and function of places, the viability of sites, levels of affordable housing need.

8.5.6 The physical environmental constraints to development within the Plan area which need to be considered as part of the growth and spatial distribution of housing in the Plan area include:

- Anglesey National Landscape – which washes over most of the Island's coastline.
- International designations including Special Areas of Conservation (SAC), Special Protection Areas (SPA) and RAMSAR sites.
- National designations including Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) and historic landscapes such as Conservation Areas.
- Locally important landscapes including Special Landscape Areas (SLA).
- Areas at risk of flooding – several parts of the Plan area including parts of settlements are at risk of flooding.

Consultation questions

- Are there any constraints that have been missed?



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Chapter 9

Spatial Options

Chapter 9

Spatial Options

9.0 Introduction

The LDP has to consider not only the amount of development required (as outlined in Chapter 8) but also where this development should be directed. The decision of where growth should be focused is presented in this chapter through a series of spatial options.

The spatial options presented show how the range of homes and employment outlined in Chapter 8 could be delivered across the Island. The options have been developed based on a number of key inputs as outlined in Figure 9.1 below. They are all considered realistic in that they seek to address the draft objectives of the Plan and are in compliance with national regional and local policy and priorities outlined in Chapter 2. The alternative options provide distinct spatial development scenarios which would have different environmental, social and economic outcomes for the Island.

At this stage in the LDP preparation no specific sites have been selected

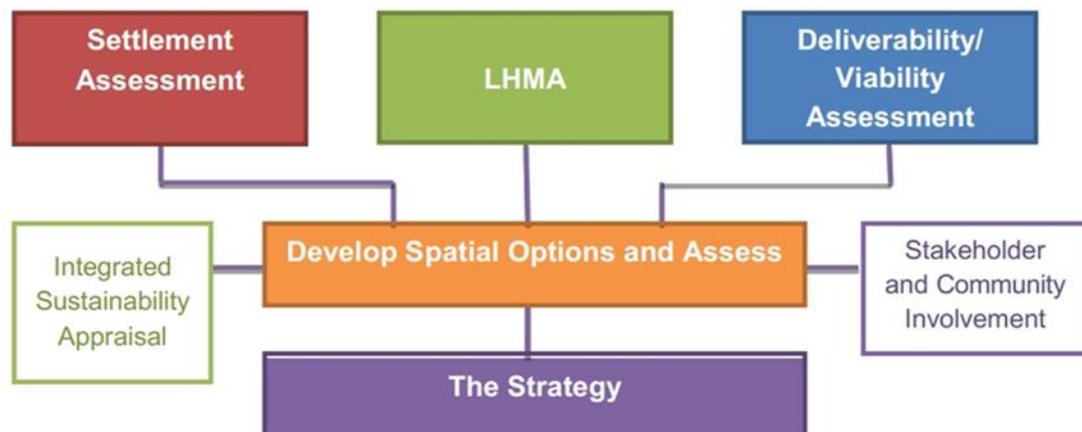


Figure 7: Key Elements for Developing and Assessing Spatial Options for Growth

9.1 Proposed options

Spatial Option A: Focus on key settlements

Description

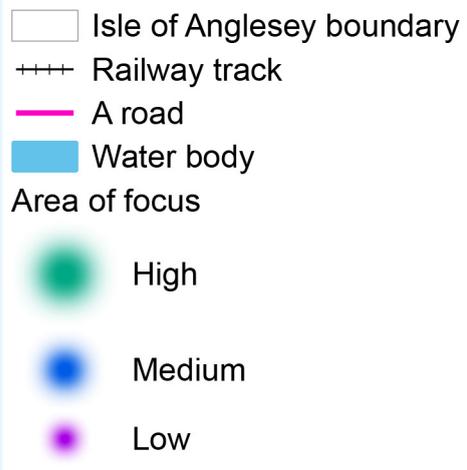
9.1.1 Option A would focus development on the primary key settlements (Sub-regional service centres and urban service centres) of Holyhead, Llangefni, Amlwch and Menai Bridge. It is a broad continuation of the existing spatial strategy set out in the existing JLDP. However, the classifications of some settlements have changed as result of the updated Settlement Study. Holyhead

has been reclassified as a Sub-regional centre and Menai Bridge has been upgraded from a Local Service Centre to an Urban Service Centre.

9.1.2 This option would distribute new growth mainly to large sites in or around Holyhead, Llangefni, Amlwch and Menai Bridge, and to small to medium sized sites in the majority of Local Service Centres and Villages in the LDP area. There would be a focus on brownfield sites and regeneration of urban centres. Growth in all the other settlements would be limited to the current landbank supply, windfall sites, adapting existing units, and the rounding off of settlements. This approach would be commensurate with the size, role, character and environmental capacity of the settlement.

Key features

- Supports the aims and objectives of Future Wales by acknowledging Holyhead as the main settlement on the Island.
- A significant proportion of employment sites are located in these four key settlements.
- Opportunity to deliver higher density development in urban areas which reduces land required to meet growth needs.
- Heavy reliance on brownfield urban land. This may pose remediation and viability challenges. Sufficient brownfield sites may not be available to fulfil growth needs.
- Most of the market and affordable housing would be delivered in a limited number of key settlements with limited development being directed to 'smaller' settlements and rural areas leading to a potential failure to meet developmental needs of rural communities.
- Urban focus is likely to enhance sustainable transport use generally focused within accessible urban locations.
- Delivery of larger scale sites is more likely to support substantial infrastructure requirements than a larger number of smaller sites.



Spatial Option B: Dispersed Development

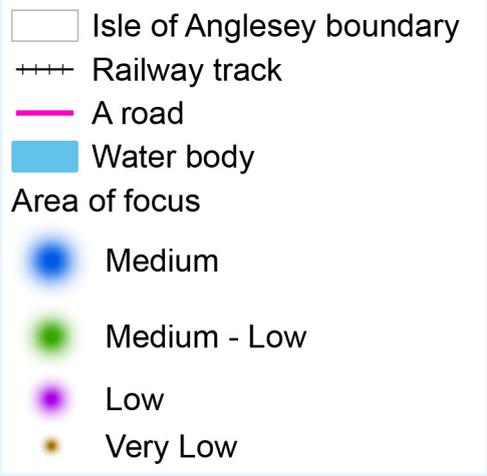
Description

9.1.3 This option would disperse development across all settlements at a level that is proportionate to the size of each settlement based on the population within each settlement, similar to Option A. However, this Option would give more focus to rural communities and disperse more of the new growth to all settlements, the area's villages, rural villages and clusters than identified in Option A

9.1.4 The number of new homes allocated in each settlement would reflect the size of the settlement, based on the number of dwellings/population that were currently within that settlement. Considerably less growth would be directed to Holyhead, Llangefni, Amlwch and Menai Bridge and the Primary Key Settlements than all the other options.

Key features

- Development would be shared equitably across the Island, proportionate to the size of the settlement, this could help strengthen the vitality of more settlements and reduce patterns of social exclusion and isolation.
- Potential for wider distribution of employment opportunities in rural areas.
- Development spread across a wider area would potentially mean people are located further from services and facilities.
- High pressure to develop on greenfield land which may have impacts on environmental assets and landscape features.
- Provides the greatest range of sites and opportunities for developers, particularly for residential developments.
- Would contribute towards national and local priorities for sustainable rural communities, addressing rural depopulation and demographic challenges.
- Would limit the use of urban brownfield sites.
- Maximised distribution of affordable housing
- Reduced opportunities for strategic place making and delivery of large scale infrastructure improvements
- Likely issues with delivery of sustainable connectivity and active travel. People are likely to have to travel more, within limited sustainable options



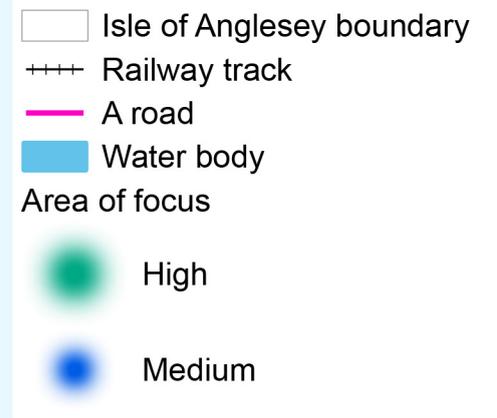
Spatial Option C: Transport Corridor Focus

Description

9.1.5 This option would focus development along the A55 corridor which runs from Menai Bridge to Holyhead. It would also favour sites that have easy access to public transport hubs at Holyhead, Llangefni, Llanfairpwll, Bodorgan, Ty Croes, Rhosneigr, and Valley. A proportionate distribution of development would be directed across these key settlements. This option would distribute a higher proportion of growth to Holyhead, Llangefni, and Menai Bridge (as key access points to the A55), as well as Local Service Centres and Villages within or near to the public transport hubs.

Key features

- The A55 corridor correlates with 3 of the 4 key settlements of Holyhead, Llangefni and Menai Bridge. However, this option would not maximise development in Amlwch which is a key settlement in the Settlement Hierarchy
- Most of the existing employment sites are located within or in close proximity to the A55 corridor.
- Focus on road access may encourage unsustainable forms of travel to be most attractive.
- Ignores the role of sustainable settlements elsewhere in Anglesey.
- Would support the North Wales Regional Transport Plan 2025-2030 (Draft) which encourages an urban planning strategy that focuses on creating high-density, mixed-use development around public transport hubs.
- Most of the market and affordable housing would be delivered in a limited number of settlements, potentially leaving some areas with unmet needs.
- Focusing growth around sustainable transport hubs would reduce the need to travel by car and may encourage modal shift.



Consultation questions

- Which of the spatial options do you think is most appropriate and why?
- Do you agree with the identified the key features of each option?
- Would a combination of these options be preferable, if so which and why?

9.1.6 Your views and comments will help us to select the Preferred Spatial Strategy for the new LDP. The preferred spatial strategy may be one of the options presented here or a combination of them. Following this consultation we will consider all comments received, alongside the proposed sites (submitted via the call for sites), the emerging evidence base and input from key stakeholders to select the preferred strategy.

This page is intentionally left blank



Integrated Sustainability Appraisal for the new Local Development Plan Initial Report

Isle of Anglesey County Council

Final report
Prepared by LUC
February 2026

Version	Status	Prepared	Checked	Approved	Date
1	Draft report	A Ahmed A Jennings S Temple	K Nicholls	K Nicholls	20.01.2026
2	Final report	A Ahmed A Jennings S Temple	K Nicholls	K Nicholls	04/02/2026



Land Use Consultants Limited

Registered in England. Registered number 2549296. Registered office: 250 Waterloo Road, London SE1 8RD. Printed on 100% recycled paper

Contents

Chapter 1	6
Introduction	
The plan area	6
The new Local Development Plan	7
Sustainability Appraisal and Strategic Environmental Assessment	7
Chapter 2	10
Integrated Sustainability Appraisal framework and methodology	
ISA framework	10
ISA methodology	22
Chapter 3	24
Compatibility analysis of the Local Development Plan objectives and Integrated Sustainability Appraisal objectives	
Potentially incompatible LDP objectives and ISA objectives	30
Uncertain LDP objectives and ISA objectives	30
Recommendations	31
Chapter 4	32
Integrated Sustainability Appraisal of the growth options	
ISA objective 1: Mitigate and adapt to the effects of climate change and reduce flood risk	35
ISA objective 2: Provide an appropriate amount and mix of housing to meet local needs	36
ISA objective 3: Promote vibrant communities, with opportunities for living, working and socialising for all	37
ISA objective 4: Encourage healthy and safe lifestyles that promote well-being and improve overall health levels on Anglesey	37

ISA objective 5: Reduce the need to travel and promote more sustainable modes of transport 38

ISA objective 6: Promote, protect and enhance cultural heritage and the built environment 38

ISA objective 7: Promote the use of the Welsh language 39

ISA objective 8: Protect and enhance the quality and character of the landscape 39

ISA objective 9: Protect and enhance biodiversity 39

ISA objective 10: Protect the quality and quantity of Anglesey's water resources 40

ISA objective 11: Protect and enhance air quality 40

ISA objective 12: Promote the efficient use of land, soils and minerals 41

ISA objective 13: Continue to minimise waste generation and promote more sustainable waste management 41

ISA objective 14: Provide for a sustainable economy 41

ISA objective 15: Provide for a diverse range of job opportunities 42

Summary of findings 42

Chapter 5 44

Integrated Sustainability Appraisal of the spatial options

ISA objective 1: Mitigate and adapt to the effects of climate change and reduce flood risk 46

ISA objective 2: Provide an appropriate amount and mix of housing to meet local needs 48

ISA objective 3: Promote vibrant communities, with opportunities for living, working and socialising for all 49

ISA objective 4: Encourage healthy and safe lifestyles that promote well-being and improve overall health levels on Anglesey 50

ISA objective 5: Reduce the need to travel and promote more sustainable modes of transport 51

ISA objective 6: Promote, protect and enhance cultural heritage and the built environment 52

ISA objective 7: Promote the use of the Welsh language 53

ISA objective 8: Protect and enhance the quality and character of the landscape 54

ISA objective 9: Protect and enhance biodiversity 55

ISA objective 10: Protect the quality and quantity of Anglesey's water resources 56

ISA objective 11: Protect and enhance air quality 57

ISA objective 12: Promote the efficient use of land, soils and minerals 58

ISA objective 13: Continue to minimise waste generation and promote more sustainable waste management 58

ISA objective 14: Provide for a sustainable economy 59

ISA objective 15: Provide for a diverse range of job opportunities 60

Summary of findings 61

Chapter 6 63

Next steps

References 64

Chapter 1

Introduction

1.1 Isle of Anglesey County Council commissioned LUC in February 2025 to carry out Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) of the new Local Development Plan (LDP). As recommended in the Development Plans Manual [See reference 1], the SA/SEA will also incorporate other assessments such as Health Impact Assessment (HIA), Equality Impact Assessment (EqIA) and Welsh language assessment, as well as addressing the Well-being of Future Generations (Wales) Act (WBFGA) 2015 and the Environment (Wales) Act 2016 (Section 6). The process is therefore referred to as an Integrated Sustainability Appraisal (ISA).

1.2 In May 2025, LUC prepared and consulted on an ISA Scoping Report for the new LDP. This provided the context for, and determined the scope of, the ISA and set out the framework for undertaking the later stages of the ISA.

1.3 This Initial ISA Report presents a compatibility analysis of the LDP objectives and ISA objectives established at Scoping stage, in addition to an appraisal of the growth scenarios and spatial options being considered by Isle of Anglesey County Council. It will accompany Isle of Anglesey County Council's high-level consultation on the 'Vision, Objectives and Options' taking place in early 2026. At the next stage of plan-making this document will be expanded to comprise a full ISA Report which addresses the requirements of the SEA Regulations (Wales).

The plan area

1.4 Anglesey County encompasses the Isle of Anglesey, including Holy Island, and is located in north west Wales (see **Error! Reference source not found.**). It is the largest island in England and Wales at 275 square miles and has a population of 68,900. It is the sixth-least densely populated local authority area out of all 22 local authorities in Wales. The largest settlement is Holyhead, followed by Llangefni and Amlwch.

1.5 Anglesey is surrounded by smaller islands, and large parts of the coastline have been designated as the Anglesey Coast National Landscape (formerly referred to as an Area of Outstanding Natural Beauty or AONB). Parts of the coast have also been designated as Heritage Coast. Anglesey borders the counties of Conwy and Gwynedd, both of which contain parts of Eryri National Park (formerly known as Snowdonia).

1.6 Key strategic routes within Anglesey include the A55, which runs through the county to Holyhead, in addition to the North Wales coastal railway line which connects Anglesey to wider North Wales and beyond. Holyhead railway station, the western terminus of the North Wales Main Line, provides direct train services to London Euston. These services are predominantly operated by Avanti West Coast, with five direct trains running daily. The port of Holyhead provides a ferry service with Ireland and is the main road and rail link between Ireland and North Wales, the midlands and the North of England.

The new Local Development Plan

1.7 Anglesey County Council and Gwynedd Council adopted the current Joint LDP in July 2017, which sets out the planning strategy for the area (excluding the parts of Gwynedd that fall within Eryri National Park) over the 15 years up to 2026.

1.8 Initially the two Councils intended to prepare a new Joint LDP; however, in March 2023 a decision was made to cease the joint working agreement on planning policy matters and Anglesey County Council has commenced work on preparing its own new LDP.

1.9 The Council is now in the early stages of preparing the new LDP, following consultation on a Draft Delivery Agreement during Summer 2024.

1.10 The new LDP is expected to include a vision and objectives for the plan area, an overall strategy for development on Anglesey, site allocations for different types of development including housing and employment, and development management-style policies for managing applications that come forward.

Sustainability Appraisal and Strategic Environmental Assessment

1.11 Under the Planning and Compulsory Purchase Act 2004 (Section 62(6)), SA is mandatory for Local Development Plans. It is also necessary to conduct an environmental assessment in accordance with the requirements of the Strategic Environmental Assessment (SEA) Directive (European Directive 2001/42/EC), transposed into Welsh law through the Environmental Assessment of Plans and Programmes (Wales) Regulations 2004. Therefore, it is a legal requirement for the new Anglesey LDP to be subject to SA and SEA throughout its preparation.

1.12 The requirements to carry out SA and SEA are distinct, although it is possible to satisfy both using a single appraisal process (as recommended in the Development

Plans Manual) whereby users can comply with the requirements of the SEA Directive through a single integrated SA process – this is the process that is being undertaken on Anglesey. From here on, the term ‘SA’ (or ISA, as an integrated process is being undertaken in this case) should therefore be taken to mean ‘SA incorporating the requirements of the SEA Regulations’.

Figure 1.1: Plan Area



Figure 1.1: Plan Area

- Isle of Anglesey boundary
- Neighbouring local authority



Chapter 2

Integrated Sustainability Appraisal framework and methodology

2.1 The methodology that is being used for the ISA is detailed in full in the ISA Scoping Report (May 2025), including the stages involved in the process:

- Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope.
- Stage B: Developing and refining options and assessing effects.
- Stage C: Preparing the SA Report.
- Stage D: Consulting on the Plan and the SA report.
- Stage E: Monitoring the significant effects of implementing the Plan.

2.2 This Initial ISA Report comprises part of Stage B.

ISA framework

2.3 The development of a set of ISA objectives (known as the ISA framework) is a recognised way in which the likely sustainability effects of a plan can be described, analysed and compared.

2.4 The ISA framework for the new Anglesey LDP was developed at the Scoping stage and is presented in this chapter. All of the topics required by the SEA Regulations (set out in Schedule 2 of the SEA Regulations (Wales)) are clearly addressed by the ISA objectives. The objectives also address the other assessment processes that are to be integrated within the ISA.

ISA objective 1: Mitigate and adapt to the effects of climate change and reduce flood risk

- Will the policy/strategy option minimise greenhouse gas emissions?
- Will the policy/strategy option contribute to a carbon-neutral community?
- Will the policy/strategy option reduce flood risk to people, property and maintain integrity of floodplain?

- Will the policy/strategy option promote the use of SuDS and other flood resilient design?
- Will the policy/strategy option consider the likely impacts of climate change on all types of infrastructure?
- Will the policy/strategy option encourage the development of renewables, including micro-generation?
- Will the policy/strategy option encourage high standards of energy efficiency in all new developments?
- Will the policy/strategy option promote design which will help to mitigate the effects of climate change (for example through appropriate building orientation)?
- Will the policy/strategy option steer development away from the floodplain where possible, and prevent increased flood risk elsewhere?
- Will the policy/strategy option promote design which will support green infrastructure?

Relevant SEA Regulations topic(s)

- Climatic factors

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A resilient Wales
 - A healthier Wales
 - A globally responsible Wales

ISA objective 2: Provide an appropriate amount and mix of housing to meet local needs

- Will the policy/strategy option deliver good quality housing?
- Will the policy/strategy option promote a mix of housing sizes, types and tenures?
- Will the policy/strategy option promote housing that meets the requirements of those with particular needs including older people and people with disabilities?

- Will the policy/strategy option help meet affordable housing needs to allow local people to remain within their communities?

Relevant SEA Regulations topic(s)

- Population
- Material assets

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A more equal Wales
 - A Wales of cohesive communities
- Access to appropriate housing to meet particular needs is a key issue for the EqIA and HIA component of the ISA

ISA objective 3: Promote vibrant communities, with opportunities for living, working and socialising for all

- Will the policy/strategy option encourage provision of community facilities in accessible locations?
- Will the policy/strategy option promote access to education for all?
- Will the policy/strategy option consider the needs of specific groups including those with protected characteristics?
- Will the policy/strategy option plan places with opportunities for active citizenship to promote community engagement?
- Will the policy/strategy option accommodate meeting places for different cultures?
- Will the policy/strategy option promote mixed development?
- Will the policy/strategy option provide equality of access for all?
- Will the policy/strategy option help to promote design solutions that will help protect communities from crime and reduce the fear of crime?

Relevant SEA Regulations topic(s)

- Population
- Material assets

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A more equal Wales
 - A Wales of cohesive communities
- Access to community services and facilities relevant to particular groups is a key issue for the EqIA component of the ISA, and reducing isolation is important for the HIA component

ISA objective 4: Encourage healthy and safe lifestyles that promote well-being and improve overall health levels on Anglesey

- Will the policy/strategy option promote provision of and access to healthcare facilities?
- Will the policy/strategy option prevent unacceptable impacts on amenity (such as noise, odour and light pollution)?
- Will the policy/strategy option provide spaces such as allotments and community gardens which will promote healthy eating?
- Will the policy/strategy option protect existing open spaces?
- Will the policy/strategy option promote provision of facilities for physical recreational activities and play (including for walking and cycling)?
- Will the policy/strategy option promote the importance of protecting natural play spaces?
- Will the policy/strategy option improve public access to natural greenspace and/or the countryside?
- Will the policy/strategy option make provision for personal private outdoor space within new developments?
- Will the policy/strategy option protect and improve people's mental health?

- Will the policy/strategy option help to improve overall health levels and reduce health inequalities?
- Will the policy/strategy option promote the importance of protecting natural play spaces?

Please note that the extent to which options will promote the use of active modes of transport is addressed under SA objective 5 below.

Relevant SEA Regulations topic(s)

- Human health

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A healthier Wales
 - A more equal Wales
- Addresses the requirement for Health Impact Assessment

ISA objective 5: Reduce the need to travel and promote more sustainable modes of transport

- Will the policy/strategy option provide for alternatives to the private car and improve public transport links, particularly in rural areas?
- Will the policy/strategy option provide for safe and attractive walking and cycling routes?
- Will the policy/strategy option reduce the need to travel in new developments?
- Will the policy/strategy option ensure connectivity to high speed broadband?
- Will the policy/strategy option reduce the need for out commuting for work?
- Will the policy/strategy option promote the provision of supporting infrastructure for and the use of electric vehicles?

Relevant SEA Regulations topic(s)

- Material assets

- Climatic factors
- Air

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A resilient Wales
 - A globally responsible Wales
 - A healthier Wales

ISA objective 6: Promote, protect and enhance cultural heritage and the built environment

- Will the policy/strategy option protect and enhance areas and buildings of historical or cultural importance?
- Will the policy/strategy option protect and enhance archaeology?
- Will the policy/strategy option protect and enhance industrial heritage?
- Will the policy/strategy option promote sustainable access to cultural sites?
- Will the policy/strategy option ensure high standards of design in all new development?
- Will the policy/strategy option protect and enhance local character and distinctiveness, while recognising the role of innovation?

Relevant SEA Regulations topic(s)

- Cultural heritage
- Material assets

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A Wales of vibrant culture and thriving Welsh language

ISA objective 7: Promote the use of the Welsh language

- Will the policy/strategy option promote the use of the Welsh language amongst different groups of people, including in the workplace and in education?
- Will the policy/strategy option promote the sustainability of Welsh-speaking communities?
- Will the policy/strategy option promote the status of the Welsh language?

Relevant SEA Regulations topic(s)

- Cultural heritage
- Population

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A Wales of vibrant culture and thriving Welsh language
- Addresses the requirement for a Welsh language impact assessment

ISA objective 8: Protect and enhance the quality and character of the landscape

- Will the policy/strategy option protect and enhance designated areas, including the National Landscape and Heritage Coast?
- Will the policy/strategy option protect and enhance historic landscapes?
- Will the policy/strategy option protect and enhance local landscape character and distinctiveness?
- Will the policy/strategy option protect and enhance tranquillity and dark skies?

Relevant SEA Regulations topic(s)

- Landscape

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A Wales of vibrant culture and thriving Welsh language
 - A healthier Wales

ISA objective 9: Protect and enhance biodiversity

- Will the policy/strategy option improve the diversity of habitats and species and maintain and enhance populations of species?
- Will the policy/strategy option enhance the extent of habitats and populations of protected and priority species by seeking the creation, restoration and appropriate management of green networks and linkages?
- Will the policy/strategy option improve and protect the condition of ecosystems and support the long term management of habitats?
- Will the policy/strategy option enhance connectivity by maximising opportunities for the creation of functional habitat and ecological networks?
- Will the policy/strategy option achieve adaptability to change, in particular the effects of climate change?
- Will the policy/strategy option limit the potential for disruption of natural processes or connectivity?
- Will the policy/strategy option support the restoration of natural processes which could mitigate or remove other impacts?
- Will the policy/strategy option enhance and protect connections between people and nature?

Relevant SEA Regulations topic(s)

- Biodiversity, flora and fauna

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A resilient Wales

- A globally responsible Wales
- The considerations of the Environment Act (Section 6) are reflected in the decision-aiding questions

ISA objective 10: Protect the quality and quantity of Anglesey's water resources

- Will the policy/strategy option reduce and/or avoid pollution to water environment?
- Will the policy/strategy option support efficient use of water, including greywater recycling in new developments?
- Will the policy/strategy option protect quality and quantity of groundwater sources?
- Will the policy/strategy option prevent new development that will cause drainage problems (including in relation to the proliferation of soil sealing)?
- Will the policy/strategy option protect the quality and quantity of surface water?
- Will the policy/strategy option help to ensure adequate levels of sewerage infrastructure and capacity to treat wastewater at sewage treatment works?

Relevant SEA Regulations topic(s)

- Water

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A resilient Wales
 - A healthier Wales
 - A globally responsible Wales

ISA objective 11: Protect and enhance air quality

- Will the policy/strategy option avoid increasing air pollution and achieve improvements in air quality?

- Will the policy/strategy option promote policy and development that enables and supports communities in adopting lifestyles and actions that can protect or enhance local air quality?

Relevant SEA Regulations topic(s)

- Air

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A resilient Wales
 - A healthier Wales
 - A globally responsible Wales

ISA objective 12: Promote the efficient use of land, soils and minerals

- Will the policy/strategy option encourage the re-use of previously developed land and buildings as a priority, where appropriate?
- Will the policy/strategy option prevent and control pollution to land?
- Will the policy/strategy option promote the remediation of land contamination?
- Will the policy/strategy option safeguard mineral resources?
- Will the policy/strategy option reuse and recycle aggregates on site?
- Will the policy/strategy option promote higher densities of development (where considered appropriate) to support more efficient use of land resources?

Relevant SEA Regulations topic(s)

- Soil
- Material assets

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A resilient Wales
 - A globally responsible Wales

ISA objective 13: Continue to minimise waste generation and promote more sustainable waste management

- Will the policy/strategy option reduce waste generation?
- Will the policy/strategy option avoid, reduce, re-use, recycle and recover before disposal to landfill?
- Will the policy/strategy option further improve on good recycling performance including provision of facilities (domestic and commercial)?
- Will the policy/strategy option support development of alternatives to landfill, including composting facilities and energy from waste?
- Will the policy/strategy option promote self-sufficiency in terms of waste management where appropriate?

Relevant SEA Regulations topic(s)

- Material assets
- Human health
- Water
- Soil

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A resilient Wales
 - A globally responsible Wales

ISA objective 14: Provide for a sustainable economy

- Will the policy/strategy option encourage economic growth?
- Will the policy/strategy option encourage appropriate inward and indigenous investment?
- Will the policy/strategy option support the rural economy?
- Will the policy/strategy option promote sustainable tourism?
- Will the policy/strategy option ensure the allocation of land to accommodate the economic needs of the population?
- Will the policy/strategy option maintain an appropriate land bank of employment sites?
- Will the policy/strategy option promote the vitality and viability of town centres?
- Will the policy/strategy option support the achievement of a greener lower carbon economy which can benefit all members of the community?

Relevant SEA Regulations topic(s)

- Material assets

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A prosperous Wales
 - A more equal Wales

ISA objective 15: Provide for a diverse range of job opportunities

- Will the policy/strategy option maximise employment opportunities within Anglesey?
- Will the policy/strategy option provide opportunities for a range of skills levels?
- Will the policy/strategy option provide jobs in accessible locations?
- Will the policy/strategy option accommodate training facilities to help develop a flexible skills base?

Relevant SEA Regulations topic(s)

- Population
- Material assets

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A prosperous Wales
 - A more equal Wales

ISA methodology

2.5 The reasonable alternative policy options for the LDP will be appraised against the objectives in the ISA framework, with symbols being used to indicate the likely effects of each option on each ISA objective, as shown in Table 2.1.

Table 2.1: Key to symbols and colour coding to be used in the ISA of the Anglesey LDP

++	Significant positive effect likely
++/-	Mixed significant positive and minor negative effects likely
+	Minor positive effect likely
0	Negligible effect likely
-	Minor negative effect likely
-/+	Mixed significant negative and minor positive effects likely
--	Significant negative effect likely
++/--	Mixed significant positive and significant negative effects likely
+/-	Mixed minor positive and minor negative effects likely
?	Likely effect uncertain

2.6 Where a potential positive or negative effect is uncertain, a question mark will be added to the relevant symbol (e.g. +? or -?) and the symbol will be colour coded as per the potential positive, negligible or negative effect (e.g. green, blue, white, orange, pink, etc.).

2.7 The likely effects of options and policies need to be determined and their significance assessed, which inevitably requires a series of judgments to be made. The appraisal will attempt to differentiate between the most significant effects and other more minor effects through the use of the symbols shown in Table 2.1. The dividing line in making a decision about the significance of an effect is often quite small. Where either (++) or (--) will be used to distinguish significant effects from more minor effects (+ or -) this will be because the effect of an option or policy on the ISA objective in question is considered to be of such magnitude that it will have a noticeable and measurable effect taking into account other factors that may influence the achievement of that objective. However, the effects identified will be relative to the scale of proposals under consideration.

2.8 Mixed effects will only be presented where directly opposing effects (i.e. positive and negative) have been identified through the appraisal (e.g. +/-, ++/-, --/+ and ++/--). For some ISA objectives, it is possible that a policy might have a minor positive effect in relation to one aspect of the policy and a significant positive effect in relation to another aspect (giving a score of +/++). However, in these instances, only the most significant score will be shown in the appraisal tables. Similarly, if a policy or site could have a minor and significant negative effect (-/--) for the same ISA objective, only the significant negative score will be shown in the appraisal tables. The justification text relating to the appraisal will describe where the various elements of the policy being appraised might have potential to result in effects of differing magnitude.

Chapter 3

Compatibility analysis of the Local Development Plan objectives and Integrated Sustainability Appraisal objectives

3.1 Anglesey County Council's emerging LDP contains a draft vision, which is:

By 2039, Anglesey will be an Island of vibrant, lively, bilingual and engaged communities where people choose to live, work and visit. The island will have:

a) Retained and enhanced the unique character of the island structured around the key settlements identified for growth and an extensive rural area containing smaller settlements and villages.

b) Protected its key environmental assets, including the Anglesey National Landscape and other designated and non-designated landscape and ecological sites.

c) Supported high quality design in new development including adequate provision of open space and green and blue infrastructure.

d) Delivered sufficient housing of the correct types and tenures to meet local needs, including for the ageing population, affordable housing and gypsy and traveller community.

e) Supported the development of and maximised the economic and social opportunities provided by new nuclear development at Wylfa.

f) Reduced the need to travel (especially by car) through the appropriate location of new development, and supporting the provision of services and facilities close to where they are needed.

g) Contributed to mitigating climate change by supporting sensitively located renewable and low carbon energy development, including future development at Wylfa.

h) Supported a diverse economy with high quality jobs, based on specialist industries.

i) Supported the tourism industry by continuing to attract visitors to the island, and ensured that the impacts of tourism are managed and minimised.

j) Maximised the benefits of the Freeport and AI growth zone designations.

3.2 The vision is not appraised in this ISA Report, as it is by nature positive and aspirational, and will be delivered through the LDP policies which will themselves be subject to ISA later in the process.

3.3 The emerging LDP also contains 17 objectives, which will ensure the vision is delivered. They are structured into the following seven themes:

- Theme 1: Supporting a sustainable and vibrant economy
- Theme 2: Ensuring access to suitable homes
- Theme 3: Infrastructure to support ambitions
- Theme 4: Responding to a changing climate
- Theme 5: Preserving and promoting Welsh language and culture
- Theme 6: Protecting the natural and historic environment and the management of resources
- Theme 7: Promoting placemaking and wellbeing

3.4 The draft LDP objectives are:

- Objective 1: Encourage economic prosperity through supporting existing businesses and attracting new investment to improve skills and job opportunities on the Island and, in doing so, enable the retention of the working aged population and contribute to more sustainable and viable communities (Theme 1).
- Objective 2: Continue to provide development opportunities for the diversification of the rural economy whilst providing support to primary rural industries such as farming to secure their continued viability and resilience (Theme 1).
- Objective 3: Support development that improves the vitality and viability of Anglesey's high streets and town centres with a view to enhancing and safeguarding local retail centres on the Island (Theme 1).
- Objective 4: Support appropriate tourism development that will contribute to the sustainable growth of the visitor economy whilst ensuring that the qualities that contribute to the Island's attraction as a destination are adequately safeguarded (Theme 1).
- Objective 5: Facilitate delivery of a range and mix of housing required to meet both urban and rural housing demand. Such homes will be climate-resilient and

accessible to services and facilities required by residents in addition to considering the specialist needs and requirements of an ageing population and the need to provide sufficient affordable housing (Theme 2).

- Objective 6: Ensure that adequate physical, social/community, digital and green and blue infrastructure is in place to support future growth within the Plan area (Theme 3).
- Objective 7: Ensure that new development is located to reduce the need to travel and designed to be walk- or cycle-friendly with facilities located near to where people live (Theme 3).
- Objective 8: Support measures to reduce carbon emissions and the consequences of climate change whilst responding to global warming and supporting society to adapt the way it works, lives and uses land thereby building resilience to the effects of a changing climate (Theme 4).
- Objective 9: Support the transition to low carbon and renewable energy generation through facilitating the development of appropriate infrastructure that realise meaningful benefits and mitigate negative impacts (Theme 4).
- Objective 10: Ensure that development is appropriately planned to enable the Welsh language to develop and thrive thereby making a positive contribution towards achieving the Welsh Government's national vision of a million Welsh speakers by 2050 (Theme 5).
- Objective 11: Protect and enhance the Island's biodiversity by ensuring the impacts of development are avoided and where necessary mitigated. Contributing towards sustaining resilient and connected ecological networks and improving green infrastructure as part of development (Theme 6).
- Objective 12: Provide a strong policy base that protects the historic environment through ensuring that any development proposed which may affect historic assets is guided by the best interests of those assets and respects local character and distinctiveness (Theme 6).
- Objective 13: Safeguard mineral resources from sterilisation whilst ensuring that an adequate landbank of aggregate mineral is maintained in line with current requirements to sustainably meet society's needs (Theme 6).
- Objective 14: Facilitate the adequate provision of sustainable waste management facilities that will contribute towards maximising the reuse and recycling of wastes and, in so doing, transitioning towards a circular economy (Theme 6).

- Objective 15: Promote and support the health and wellbeing of all residents by ensuring places are designed and developed to support active lifestyles and connected communities by integrating high standards of amenity and fostering safe environments for all (Theme 7).
- Objective 16: Ensure that communities are provided with a range of key facilities that provide adequate access to leisure, recreation, culture, health, education and public open spaces. Development that may impact upon the use of and availability of such facilities should seek to enhance or improve provision (Theme 7).
- Objective 17: Adopt a placemaking approach to enable the development of vibrant settlements delivering good design that is locally distinct, reflects context, character and setting, ensures appropriate access and movement, and contributes towards the achievement of sustainable settlements that increase their attractiveness as places to live and work (Theme 7).

3.5 Table 3.1 overleaf presents high-level compatibility analysis between the LDP objectives and the ISA objectives, the latter of which were established at Scoping stage. This analysis shows the LDP objectives to be generally compatible with the ISA objectives, particularly LDP objectives 3, 6, 7 and 8. The most incompatibilities with the ISA objectives are associated with LDP objectives 1 and 5 as they promote employment and residential growth respectively, and so could have adverse effects on the built and natural environment while also contributing towards climate change through an increase in greenhouse gas emissions.

Table 3.1: Are the LDP objectives compatible with the ISA objectives?

LDP theme	LDP objective	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA 10	ISA 11	ISA 12	ISA 13	ISA 14	ISA 15
1	1	No	No link	Yes	Yes	No link	No	No link	No	No	No	No	Yes	No	Yes	Yes
1	2	?	No link	Yes	Yes	?	?	No link	?	?	?	?	No link	?	Yes	Yes
1	3	No link	No link	Yes	Yes	Yes	No link	No link	Yes	No link	No link	No link	Yes	No link	Yes	Yes
1	4	No	No link	Yes	No link	No	?	No link	?	No	?	No	No link	?	Yes	Yes
2	5	?	Yes	Yes	Yes	Yes	No	No link	No	No	No	No	No link	No	Yes	No link
3	6	Yes	No link	Yes	Yes	Yes	No	No link	No	Yes	Yes	Yes	No link	No link	Yes	No link
3	7	Yes	No link	Yes	Yes	Yes	No link	No link	No link	Yes	No link	Yes	No link	No link	Yes	No link
4	8	Yes	No link	No link	Yes	Yes	No link	No link	No link	Yes	Yes	Yes	No link	No link	Yes	No link
4	9	Yes	No link	No link	No link	Yes	No link	Yes	No link	No link	Yes	No link				
5	10	No link	No link	Yes	No link	No link	No link	Yes	No link							
6	11	Yes	No	No link	Yes	No link	No link	No link	Yes	Yes	Yes	Yes	No link	No link	No link	No link

LDP theme	LDP objective	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA 10	ISA 11	ISA 12	ISA 13	ISA 14	ISA 15
6	12	No link	Yes	No link												
6	13	No link	Yes	No link	Yes	No link										
6	14	No link	Yes	Yes	No link											
7	15	Yes	No link	Yes	Yes	Yes	No link	Yes	No link	No link	No link	No link				
7	16	No link	No link	Yes	Yes	Yes	Yes	No link	Yes	No link						
7	17	No link	Yes	Yes	Yes	Yes	No link	No link	Yes	No Link	Yes	No link				

Potentially incompatible LDP objectives and ISA objectives

- LDP objective 1 is potentially incompatible with ISA objectives 1, 6, 8, 9, 10, 11 and 13. This is because it seeks to support existing business and attract new investments to improve skills and job opportunities, yet these ISA objectives seek to mitigate climate change and protect the natural and built environment. The economic growth supported by LDP objective 1 would likely contribute towards greenhouse gas emissions and could have negative effects on the natural and built environment. Economic growth could also place increased pressure on the island's water resources and contribute towards air pollution and waste generation.
- LDP objective 4 is potentially incompatible with ISA objectives 1, 5, 9 and 11. This is because increased tourism could lead to increased levels of travel and associated greenhouse gas emissions considering the rural nature of the island, and potentially have adverse effects on air quality and biodiversity as a result of development.
- LDP objective 5 is potentially incompatible with ISA objectives 6, 8, 9, 10, 11 and 13. This is because housing development could have adverse effects on the natural and built environment, including on the island's water resources while also contributing towards air pollution and waste generation.
- LDP objective 6 is potentially incompatible with ISA objectives 6 and 8, as this objective supports infrastructure development which could have adverse effects on the historic environment and landscape.
- LDP objective 11 is potentially incompatible with ISA objective 2, as the aim of this objective is to enhance the island's biodiversity, while ISA objective 2 focuses on promoting housing development which could have adverse effects on ecological networks.

Uncertain LDP objectives and ISA objectives

- The compatibility of LDP objective 2 and ISA objectives 1, 5, 6, 8, 9, 10, 11 and 13 is uncertain. This is because LDP objective 2 seeks agricultural diversification, which may secure the future resilience and continued viability of farming, although the extent of impacts is uncertain. The impacts would depend on the nature and type of development that is encouraged, such as its scale and whether it has adverse effects on the natural and built environment. Additionally, whether it will generate greenhouse gas emissions, air pollution and/or require a lot of water. Supporting the rural economy could also result in an increase in

journeys to more rural areas or alternatively reduce journeys if agricultural workers are located nearby.

- The compatibility of LDP objective 4 and ISA objectives 6, 8, 10 and 13 is uncertain. This is because growth of the visitor economy could potentially have adverse impacts in terms of development being compatible or incompatible with the requirement to protect and enhance the historic environment and sensitive landscapes. It could also place pressure on Anglesey's water resources and waste management systems.

Recommendations

- LDP objective 2 seeks to provide development opportunities for the diversification of the rural economy. The wording of this objective could be amended to include reference to sustainable development opportunities.
- The phrase "adequately safeguarded" under LDP objective 4 could be replaced with "protected and enhanced".
- LDP objective 11 could refer to geodiversity, as well as biodiversity, if appropriate.
- LDP objective 12 could seek to "protect and enhance" the historic environment, not just "protect". Reference could also be made to the setting of heritage assets, as this forms part of their significance.
- The LDP objectives do not currently refer to prioritising the use of brownfield land. An objective could be added on this, or alternatively objective 14 could be expanded to cover this issue alongside waste.

Chapter 4

Integrated Sustainability Appraisal of the growth options

4.1 Anglesey County Council is considering 11 alternative growth scenarios. The preferred scenario will determine how much residential and employment development will be delivered over the plan period.

4.2 Each of the 11 growth scenarios is presented in Table 4.1. They have been reordered (compared to how they are presented in the consultation document) from lowest to highest in terms of the total number of dwellings each would deliver over the period 2024-2039.

4.3 Due to the large number of scenarios being considered and the very similar scales of growth that would be delivered under some of the options, LUC has grouped them into four categories for the purposes of appraisal: low, medium, medium-high, and high. This aids in the identification of likely significant effects (as required by the SEA Regulations) and in highlighting differences between the same broad levels of growth. Within each group of options, there are therefore options that have been grouped together which would deliver a higher or lower amount of development compared to other options within that group, and therefore the effects would differ slightly. For example, an option at the upper end of the range included in a group may have slightly more pronounced effects (both positive and negative) compared to the lowest options within that same group. However, there is no defined threshold or carrying capacity associated with each ISA objective that would enable the identification of different effects between broadly very similar options. Therefore, it is considered appropriate to group the options, but it should be recognised that the effects are to some extent a sliding scale and where an option may involve a scale of growth towards the top or bottom of the range within its group, the effects should be considered accordingly.

The ISA findings for the low, medium, medium-high and high growth options are presented in

4.4 Table 4.2 and described below the table by ISA objective.

Table 4.1: Grouping of the growth scenarios

Growth scenario number	Growth scenario name	Annual average employment growth	Dwellings per annum	Total number of dwellings (2024-2039)	Allocated group (low, medium, medium high, high)
8	Trend 15 year	2	16	240	Low
7	WG (rebased)	-0.4	33	495	Low
6	WG - 2018	2	34	510	Low
9	OE Baseline	113	100	1,500	Medium
5	Trend 5 year	49	105	1,575	Medium
4	Dwelling-led 15 year	66	121	1,815	Medium
3	Dwelling-led 5 year	98	154	2,310	Medium
10	Freeport	106	239	3,585	Medium-high
1	LHMA identified needs		269	4,035	Medium-high
11	Freeport & Wylfa	588	356	5,340	High
2	“Standard Method”		390	5,850	High

Table 4.2: ISA findings of the growth options

Growth option	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA10	ISA11	ISA12	ISA13	ISA14	ISA15
Low	0	-?	0	0	N/A	-?	0	-?	-?	-	0	N/A	-	--	--
Medium	0	+?	0	0	N/A	-?	+	-?	-?	-	0	N/A	-	+	+
Medium-high	--	++	+	+	N/A	--?	+	--?	--?	--	-	N/A	-	+	+
High	--	++	+	+	N/A	--?	+	--?	--?	--	-	N/A	-	++	++

ISA objective 1: Mitigate and adapt to the effects of climate change and reduce flood risk

4.5 There are areas of Flood Zones 2 and 3 in Anglesey, as well as areas of flood risk (ranging from high to low risk) associated with the sea, rivers, surface water, watercourses and reservoirs. Climate change will likely contribute to an increase in the frequency of flooding events, although the Isle of Anglesey has a relatively low number of properties at risk of flooding. Most flooding on the island is as a result of surface water flooding causing the existing sewer system to be overloaded. The high growth option would result in a considerable amount of new development, which would likely have particular negative effects in terms of exacerbating issues with surface water flooding. Further to this, the amount of development proposed under the high growth option would contribute most considerably to an increase in the number of people and cars on the island, resulting in an increase in greenhouse gas emissions. This is particularly an issue in terms of private car use, as car ownership rates on the island are higher than the Welsh average – particularly in the more rural areas of Anglesey where rates are as high as 95%. Overall, therefore, the high growth option is expected to have a significant negative effect in relation to ISA objective 1. The medium-high growth option would have similar effects to the high growth option, but to a slightly lesser extent. Therefore, the medium-high growth option is also expected to have a significant negative effect in relation to this objective.

4.6 The low growth option would result in a more limited amount of development over the plan period, delivering fewer homes than the adopted Anglesey and Gwynedd JLDP. As the Isle of Anglesey is currently experiencing a net decrease in population under the adopted JLDP, it is likely that the low growth option would mean that this net decrease continues. While there would be some new built development, it would be more likely that areas of higher flood risk could be avoided and there being fewer people and cars on the island would contribute towards a decrease in greenhouse gas emissions from transport. Additionally, as only a limited amount of development would be pursued, it is likely that development could be located in areas not at risk of flooding. Therefore, it is unlikely that increased risk of flooding associated with climate change would be an issue for new residents. Overall, the low growth option is expected to have a negligible effect in relation to ISA objective 1.

4.7 The medium growth option would also deliver less development than is allowed for in the adopted LDP and so is also considered likely to result in an ongoing decline in the resident population of Anglesey. However, the scale of new built development is higher compared to the low growth option and so emissions associated with that

development would be higher. Overall the medium growth option is expected to have a negligible effect in relation to ISA objective 1.

ISA objective 2: Provide an appropriate amount and mix of housing to meet local needs

4.8 The Isle of Anglesey's Local Housing Market Assessment (LHMA) calculates housing need figures for Anglesey based on three household forecast scenarios: the Welsh Government principal projection (269 dwellings per annum), higher projection (310 dwellings per annum) and lower projection (236 dwellings per annum).

4.9 The high growth option would deliver at least 356 dwellings per annum, while the medium-high growth option would deliver at least 239 dwellings per annum. Therefore, both options would deliver the housing need figures identified in the LHMA. As such, they are expected to have significant positive effects in relation to this objective. The medium growth option would deliver at least 100 dwellings per annum and so although it would also contribute towards housing delivery, it would not meet the identified housing need figures in the LHMA. Therefore, the medium growth option is expected to have a minor positive effect in relation to ISA objective 2. The low growth option would deliver at least 16 dwellings per annum, which is considerably lower than the identified housing need figures in the LHMA. Therefore, the low growth option is expected to have a minor negative effect in relation to ISA objective 2.

4.10 Due to historic delivery rates, it is possible that there may be some under delivery of housing. This would be more likely under the low and medium growth options as they involve delivering fewer homes than the other two options, in addition to the adopted Anglesey and Gwynedd JLDP which seeks to deliver 232 dwellings per annum – under which there has been an under-delivery of homes. The high and medium-high growth options would deliver a considerable number of new dwellings, which has the potential to improve housing affordability through an increase in supply. A higher number of dwellings may also increase the viability affordable housing delivery. Better affordability has the potential to attract more people to the area, particularly as house prices in Anglesey are over seven times the average income. Therefore, the effects of the low and medium growth options are recorded as uncertain.

ISA objective 3: Promote vibrant communities, with opportunities for living, working and socialising for all

4.11 The amount of growth proposed under the high and medium-high growth options would likely result in an increase in the number of people on the island, placing pressure on existing education and community facilities. However, those options could also help ensure the future viability of existing education and community facilities, while also generating capital to support the delivery of new services and facilities. This is particularly important, as the ageing population on the Isle of Anglesey creates a strain on some services and facilities. An increase in the number of people on the island under these two options could also help promote the sustainability of existing communities and the creation of mixed communities, including those with protected characteristics. Therefore, the high and medium-high growth options are expected to have minor positive effects in relation to ISA objective 3.

4.12 The low and medium growth options would deliver fewer homes than the adopted Anglesey and Gwynedd JLDP. As the Isle of Anglesey is currently experiencing a decrease in population under the adopted JLDP, which has a higher housing target than both the low and medium growth options, it is likely both options would result in a continuation of this decrease. This may undermine the viability of existing education and community facilities, although the risk of existing facilities being increasingly pressured would also be avoided. Therefore, the low and medium growth options are expected to have overall negligible effects in relation to ISA objective 3.

ISA objective 4: Encourage healthy and safe lifestyles that promote well-being and improve overall health levels on Anglesey

4.13 The amount of growth proposed under the high and medium-high growth options would likely result in an increase in the number of people on the island, placing pressure on existing healthcare services. However, the options could also help ensure the future viability of existing healthcare services, particularly those in more rural parts of the island, while also generating capital to support the delivery of new healthcare services and facilities. This is important, as the ageing population of Anglesey creates a strain on healthcare services. Likewise, the amount of growth proposed under these options could place pressure on existing open spaces,

although development may involve the delivery of new open spaces. Overall, the high and medium-high growth options are expected to have minor positive effects in relation to ISA objective 4.

4.14 The low and medium growth options would deliver fewer homes than the adopted Anglesey and Gwynedd JLDP. As the Isle of Anglesey is currently experiencing a decrease in population under the adopted JLDP, which has a higher housing target than both the low and medium growth options, it is likely both options would result in a continuation of this decrease. This may undermine the viability of existing healthcare facilities, although existing facilities are less likely to come under increasing pressure. Therefore, the low and medium growth options are expected to have overall negligible effects in relation to ISA objective 4.

ISA objective 5: Reduce the need to travel and promote more sustainable modes of transport

4.15 The location of growth rather than the amount of growth influences the need to travel and the availability and use of sustainable modes of transport. Therefore, this ISA objective has been scoped out of the appraisal of growth options.

ISA objective 6: Promote, protect and enhance cultural heritage and the built environment

4.16 The Isle of Anglesey contains 12 conservation areas, 1,125 listed buildings and 432 scheduled monuments, with some of the listed buildings considered to be at risk. Due to Anglesey's rich cultural heritage, it is likely that new development would result in adverse effects on the historic environment, although this is to a large extent dependent on the location and design of individual developments rather than the overall scale of development planned for.

4.17 The high and medium-high growth options would result in a large amount of development on the island. Therefore, it is more likely that some of this development would be in close proximity to heritage assets, potentially affecting the assets themselves or their settings. Therefore, the high and medium-high growth options could have significant negative effects in relation to ISA objective 6 although this is uncertain depending on the location of individual developments. The medium growth option would result in a smaller amount of development than these two options, but still a scale of development which could have adverse effects on the historic environment. Therefore, the medium growth option could have a minor negative effect in relation to ISA objective 6 although this is again uncertain. The low growth

option would result in a smaller amount of development so it is more likely to be possible to avoid adverse effects on heritage assets and their settings. However, there is still potential for the development of several hundred new homes per year to have adverse effects. Therefore, a potential but uncertain minor negative effect is also identified for the low growth option in relation to ISA objective 6.

ISA objective 7: Promote the use of the Welsh language

4.18 New development on Anglesey could have positive effects on the use and promotion of the Welsh language, as it may enable more younger people to stay living and working on the island. The extent of growth associated with the low growth option would likely have a negligible effect, while minor positive effects are associated with the medium, medium-high and high growth options.

ISA objective 8: Protect and enhance the quality and character of the landscape

4.19 The coastline of Anglesey is a National Landscape, while the island contains six designated Special Landscape Areas. These are designated to protect areas of high landscape quality on the Isle of Anglesey. Due to the high landscape sensitivity of the island, it is likely that new residential and employment development under any of the options could have adverse effects on the landscape, although effects are to a great extent dependent on the location of development – such as its proximity to the National Landscape – and its design and layout.

4.20 The high and medium-high growth options would result in a considerable amount of development on the island and so potential significant negative effects are identified in relation to ISA objective 8. The medium and low growth options would result in a more limited amount of development and so effects on the landscape would also be more limited. Therefore, these options have potential minor negative effects in relation to ISA objective 8. All effects are uncertain as actual effects are dependent on the final design, scale and layout of development.

ISA objective 9: Protect and enhance biodiversity

4.21 The Isle of Anglesey is rich in biodiversity – there are seven terrestrial Special Areas of Conservation (SACs), four Special Protection Areas (SPAs), one Ramsar site and numerous Sites of Special Scientific Interest (SSSIs). There are also six

Local Nature Reserves (LNRs), one National Nature Reserve (NNR), four RSPB reserves and numerous areas of Ancient Woodland. Protected species are also present on the island. Therefore, growth on the island is likely to have adverse effects on biodiversity, although this is very dependent on the location of growth and its design.

4.22 The high and medium-high growth options would result in a considerable amount of residential and employment growth on the island, which would be more likely have adverse effects on the biodiversity assets present. Therefore, these growth options could have significant negative effects in relation to ISA objective 9.

4.23 The medium and low growth options would still result in a fairly substantial amount of new development, but are likely to have a lesser effect on biodiversity – particularly the low growth option. Therefore, these growth options could have minor negative effects in relation to ISA objective 9.

4.24 All effects are uncertain as actual effects will depend on the final design, scale and layout of development and factors such as whether green space is incorporated into development or not.

ISA objective 10: Protect the quality and quantity of Anglesey's water resources

4.25 The amount of development proposed under all four growth options will likely place strain on Anglesey's water resources, as there are some river catchments with no water availability. However, this effect would be somewhat dependent on the location of development. The low and medium growth options would place less strain on Anglesey's water resources than the high and medium-high growth options, as they would not result in a considerable increase in development on the island. Overall, therefore, the high and medium-high growth options are expected to have significant negative effects in relation to ISA objective 10, while the low and medium growth options are expected to have minor negative effects. The quality of water resources will more likely be influenced by the location of development rather than the amount of development.

ISA objective 11: Protect and enhance air quality

4.26 The Isle of Anglesey does not experience poor air quality in that pollution levels fall below statutory air quality objectives. However, car ownership rates on the Isle of Anglesey are already high and above the Welsh average and so out of all four growth options, the high and medium-high growth option are likely to contribute the most to a

potential decline in air quality as a result of an increase in the number of people and cars on the island, and associated air pollution. Therefore, the high and medium-high growth options are expected to have minor negative effects in relation to ISA objective 11. The low and medium growth options would not result in a considerable increase in the scale of development and associated vehicle use on the island and so are expected to have negligible effects in relation to ISA objective 11.

ISA objective 12: Promote the efficient use of land, soils and minerals

4.27 The location of growth rather than the amount of growth influences whether land, soils and minerals are used efficiently or not. Therefore, this ISA objective has been scoped out of the appraisal of growth options.

ISA objective 13: Continue to minimise waste generation and promote more sustainable waste management

4.28 The amount of growth proposed under each of the growth options would contribute to an increase in waste generation, including in the short-term as part of the construction of new dwellings and buildings for employment uses. However, effects will be mainly determined by onsite practices. Therefore, all four growth options are expected to have minor negative effects in relation to ISA objective 13.

ISA objective 14: Provide for a sustainable economy

4.29 The high growth option would deliver the largest amount of employment growth compared to the other options. This is particularly important considering the ageing population in Anglesey which has the potential to undermine the ability of the island to attract employers. Further to this, the option would deliver a considerable number of new homes which would help increase housing supply and overall affordability, potentially attracting more younger people to live and work in the area. This is important, as the labour force in Anglesey is diminishing. It would also help reduce Anglesey's reliance on the tourism sector as a main source of income. As such, the high growth option is expected to have a significant positive effect in relation to ISA objective 14.

4.30 The medium and medium-high growth options would also deliver a fairly large amount of employment growth, with the medium-high growth option also likely to

deliver a large number of new homes which would help address housing affordability issues through an increased supply of housing. Therefore, both options are expected to have a minor positive effect in relation to ISA objective 14, particularly the medium-high growth option due to the delivery of a larger number of new homes.

4.31 The low growth option would deliver a smaller amount of employment growth compared to the other options. This is problematic considering the series of industrial closures that have taken place in Anglesey, resulting in the loss of over 2,300 direct jobs. Therefore, the low growth option would not help ensure a sustainable economy and so a significant negative effect is expected in relation to ISA objective 14.

ISA objective 15: Provide for a diverse range of job opportunities

4.32 The high growth option would deliver the largest amount of employment growth compared to the other options, partly as it takes into consideration the local job opportunities that developments at Wylfa and Freeport would offer. Therefore, it has more potential to provide a diverse range of job opportunities than the other options. Further to this, it would deliver a considerable number of new homes. This is important, as the ability of residents to buy and rent housing locally determines how large a workforce is readily available in an area. Therefore, the high growth option is expected to have a significant positive effect in relation to ISA objective 15.

4.33 The medium and medium-high growth options would also deliver a large amount of employment growth, with the medium-high growth option also likely to deliver a large number of new homes which would help support the availability of a workforce in the area. Therefore, both options are expected to have a minor positive effect in relation to ISA objective 15, particularly the medium-high growth option due to the delivery of a larger number of new homes.

4.34 The low growth option would deliver a small amount of employment growth compared to the other options. As described under the previous objective, this is problematic considering the series of industrial closures that have taken place in Anglesey, resulting in the loss of over 2,300 direct jobs that have not been replaced. Therefore, the low growth option is expected to have a significant negative effect in relation to ISA objective 15.

Summary of findings

4.35 The high growth option is likely to have the highest number of significant positive effects against the ISA objectives, as the amount of new development it will

deliver has the potential to help address housing affordability, while also attracting more people to the island. However, the high growth option, together with the medium-high growth option, also has the highest number of likely significant negative effects as the amount of development proposed under these options would mean that adverse effects on the island's sensitive natural and built environment are more likely.

4.36 The medium-high growth option has the highest number of likely minor positive effects and one likely significant positive effect and so does not perform as well as the high growth option but would have similarly beneficial effects in terms of growth and housing affordability. It is expected to have the same number of significant negative and minor negative effects as the high growth option.

4.37 The low and medium growth options do not have any likely significant positive effects and only the medium growth option is expected to have a couple of minor positive effects. The medium growth option performs slightly better than the low growth option, but like the low growth option would only support a limited amount of development. Arguably, these options would maintain the status quo by keeping levels of new development lower and thereby avoiding the potential negative effects associated with it, but not actively achieving improvements. Therefore its effects on the ISA objectives tend to be more negligible than positive.

4.38 Delivering a higher amount of development, as is the case under the high and medium-high growth options, would lead to more of a trade off between the social and economic benefits of growth and the potential environmental impacts, while the lower and medium growth options perhaps represent more of a balance between these considerations, with less pronounced positive and negative effects across the board.

Chapter 5

Integrated Sustainability Appraisal of the spatial options

5.1 Anglesey County Council is considering three alternative options for the spatial distribution of development. The preferred option will determine where residential and employment development over the plan period will be directed.

5.2 The spatial options are:

- Spatial Option A: Focus on key settlements
- Spatial Option B: Dispersed development
- Spatial Option C: Transport corridor focus

5.3 LUC has appraised each of the three spatial options. The findings are presented in Table 5.1 and are described below the table by ISA objective.

Table 5.1: ISA findings of the spatial options

Spatial option	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA10	ISA11	ISA12	ISA13	ISA14	ISA15
A: Focus on key settlements	++/- ?	++/-	++/-	++/-	++/-	--/+?	0	-?	--?	--?	++	++	N/A	++/-	++/-
B: Dispersed development	--/+?	++/-	+/-	+/-	--	-	+?	--?	--?	--?	--	--	N/A	+/-	+/-
C: Transport corridor focus	++/- ?	+/-	--/+	+/-	++/-	-	0	--?	-?	--?	++/--	+/-	N/A	+/-	++/-

ISA objective 1: Mitigate and adapt to the effects of climate change and reduce flood risk

5.4 CO₂ emissions in 2022 in Anglesey measured 4.3 tonnes per person, higher than the neighbouring authorities of Gwynedd and Conwy but lower than that of Wales. Within Anglesey, there are areas of Flood Zones 2 and 3 distributed across the island, as well as areas of flood risk (ranging from high to low risk) associated with the sea, rivers, surface water, watercourses and reservoirs. A large area of Flood Zone 3 (high flood risk) is located at the southern end of the island, surrounding Afon Cefni. Most flooding on the island is attributed to surface water flooding, causing overload of the existing sewer systems. This issue is particularly prevalent in Holyhead, Beaumaris, Dwyran and Llangefni. Llangefni and Dwyran are located on rivers and the flood risks here are a result of surface water run-off, sewer systems and tidally influenced river flooding.

5.5 Spatial Option A (Focus on key settlements) would focus development on the primary key settlements of Holyhead, Llangefni, Amlwch and Menai Bridge. Focussing development around these key existing urban centres would result in a substantial proportion of people living in close proximity to their workplace, local services and amenities, encouraging active travel and reducing reliance on cars which would be beneficial given Anglesey's average household car ownership rate (85%) being higher than the Welsh average (80%). A focus on brownfield urban land under this option would prevent development on existing forests and grassland which act as carbon sinks. However, remediation and viability issues may limit the amount of brownfield land available to deliver the required levels of growth. The area of greatest development focus, Holyhead, sits mostly outside flood zones, besides an area to the north, and as such development in this area is not expected to contribute substantially to flood risk. However, the settlement is at risk of overload of the existing sewer systems and therefore development would likely exacerbate this issue. Development around other smaller settlements will coincide with flood risk zones, such as around Rhosneigr and Amlwch. Overall, a mixed significant positive and minor negative effect is expected against ISA objective 1 for Spatial Option A (Focus on key settlements). The effect is considered to be uncertain, as the extent of the impact on flood risk is dependent on where within and around each of the settlements new development will be located.

5.6 Spatial Option B (Dispersed development) would disperse development between settlements at a level proportionate to the size of each settlement but would have a greater focus on rural communities than Option A (Focus on key settlements), dispersing growth further between settlements including villages and clusters. As this

would likely result in more of Anglesey's population being located further from work and services in larger primary key settlements, an increase in car journeys and travel distance is anticipated, which would result in increased emissions. Option B (Dispersed development) may also require new, less centralised infrastructure across the island to accommodate the dispersed growth. The reliance on greenfield land may also reduce the cover of existing carbon sinks. However, this option would still result in a proportion of development taking place at the larger settlements. In encouraging growth across a greater number of settlements and given the dispersed nature of Flood Zones 2 and 3 areas across Anglesey, Option B (Dispersed development) could increase flood risk across a number of areas, but to a lesser degree given that growth would be proportionate to the size of each settlement. Overall, Option B (Dispersed development) is expected to have a mixed significant negative and minor positive effect on ISA objective 1, which would be uncertain due to the fact that impact to flood risk is likely to be dictated by the location of new development.

5.7 Option C (Transport corridor focus) proposes to focus development along the A55 corridor between Menai Bridge and Holyhead, concentrating on sites with easy access to public transport hubs in several towns. The strategy would result in a higher proportion of growth at Holyhead, Llangefni and Menai Bridge (which allow easy access to the A55), in addition to local service centres and villages with access to public transport hubs. However, Option C (Transport corridor focus) would not maximise development in Amlwch, which is one of the four key settlements in the Settlement Hierarchy. In focusing growth on sustainable transport hubs, Option C (Transport corridor focus) may discourage car use and reduce related emissions, potentially encouraging modal shift. Conversely, focusing development along the A55 corridor could encourage car use, presenting it as the most attractive option and resulting in increased CO₂ emissions. It is noted that many of the existing employment sites are located in close proximity to the A55 corridor, potentially making travel to work more efficient. While several of the settlements that are the focus of Option C (Transport corridor focus) are within or close to flood zones, the concentration of development may make flood risk easier to manage rather than in the case where development is more dispersed and solutions need to be found across the island. Indeed, this option directs growth to the lowest number of settlements out of all three spatial options. Conversely, flood risk may rise in key settlements creating a greater problem affecting a larger number of households. Overall, a mixed significant positive and minor negative effect is expected against ISA objective 1 for Spatial Option C (Transport corridor focus). The effect is uncertain, as the actual effect will depend on the specific location of development and whether it is within a flood zone or not.

ISA objective 2: Provide an appropriate amount and mix of housing to meet local needs

5.8 The Isle of Anglesey is predominately rural and features a mix of small towns, villages and dispersed rural communities. The settlement pattern is influenced by the island's geography, with key centres of population and economic activity including Holyhead, Llangefni and Amlwch (Urban Service Centres), as well as Beaumaris, Menai Bridge, Benllech and Gaerwen (Local Service Centres). The adopted Anglesey and Gwynedd JLDP set a target of delivering 7,184 new housing units over the plan period, which equated to a target of 3,480 new units (232 new units per annum) in Anglesey. However, the number of new homes built has fallen below these targets. Additionally, the 2025 Local Housing Market Assessment identified a shortfall of affordable units per annum. This appraisal of the spatial options focuses on the spatial distribution of housing and its implications for the ISA objectives; however the total number of homes to be delivered under any of the three spatial options (options for which were considered in Chapter 4) will be key in determining effects against this ISA objective.

5.9 Spatial Option A (Focus on key settlements) would focus development around the primary key settlements, distributing new growth primarily to large sites around Holyhead, Llangefni, Amlwch and Menai Bridge, and also small to medium sized sites in the majority of local service centres and villages. This option would focus on delivering higher density development in urban areas, reducing land requirements and making use of brownfield sites. In smaller settlements, growth would be more limited to landbank supply, windfall sites and the adaptation of existing units. As a result of a high proportion of new housing being delivered in a limited number of key settlements, there is a possibility of failing to meet the housing needs of rural communities. As such, it is expected that Spatial Option A (Focus on key settlements) will have a mixed significant positive and minor negative effect against ISA objective 2.

5.10 Option B (Dispersed development) would distribute development more evenly across Anglesey and provide the greatest variety of sites for residential development which may maximise the distribution of affordable housing. Conversely, Option B (Dispersed development) may be less likely to deliver affordable housing because small-scale schemes would be brought forward in smaller settlements, which could affect the viability of affordable housing. Overall, Option B (Dispersed development) is likely to have a mixed significant positive and minor negative effect against ISA objective 2.

5.11 Option C (Transport corridor focus) would focus development along the A55 corridor, favouring sites with easy access to transport hubs and distributing a higher

proportion of growth to Holyhead, Llangefni, and Menai Bridge as key access points to the A55. While this supports the delivery of housing in accessible locations, a concern with this option is that most of the market and affordable housing would be delivered in a limited number of settlements, all of which are on the southern side of Anglesey, which could leave large areas with unmet housing needs. As Option C (Transport corridor focus) will deliver housing, but increase spatial inequality in accessing housing, it is considered to have a likely mixed minor positive and minor negative effect on ISA objective 2.

ISA objective 3: Promote vibrant communities, with opportunities for living, working and socialising for all

5.12 Growth on Anglesey would increase the island's population and subsequently the need for increased education and community facilities. Anglesey currently has one of the smallest school populations (fewer than 10,000 students), over 43 primary schools and five secondary schools. The island has an ageing population, creating additional strain on existing services and facilities, particularly healthcare.

5.13 Spatial Option A (Focus on key settlements) would focus on delivering higher density development in existing key settlements, and therefore in locations that suit those with additional or higher needs, including older people, by positioning housing in close proximity to existing services and integrating development into existing communities. This option also targets many of the most deprived areas in Anglesey, including Holyhead, Llangefni and Amlwch. Delivering new residential and employment development in these locations under Spatial Option A could help to support their regeneration. Option A (Focus on key settlements) could support the future viability of existing education and community facilities by delivering new housing and therefore increasing the population of the key settlements. Conversely, this could put additional strain on existing services.. Spatial Option A may result in an increased gap in services and facilities between larger settlements and Anglesey's smaller and more rural settlements, leaving residents of such areas more isolated from services, new educational facilities and community activities. As such, Spatial Option A (Focus on key settlements) is considered likely to have a mixed significant positive and minor negative effect on ISA objective 3.

5.14 As a result of Spatial Option B (Dispersed development), people may be living a greater distance from services and facilities, and due to the dispersed nature of growth, demand for education and services could grow across a wider number of settlements. Growth in smaller towns and villages without schools and particular services, may put pressure on schools elsewhere which need to accommodate the

increased demand, while also absorbing rising numbers from their existing catchment. Additionally, the amount of growth across the smaller settlements is unlikely to be sufficient to make new schools viable. However, like Option A (Focus on key settlements), Option B (Dispersed development) will still deliver a proportion of development at larger settlements which should encourage the delivery of new facilities. Overall, Option B (Dispersed development) is expected to have a likely mixed minor positive and minor negative effect on ISA objective 3.

5.15 Option C (Transport corridor focus) would result in development along the A55 corridor, focused around Holyhead, Llangefni, and Menai Bridge as well as local service centres and villages within or near to the public transport hubs. While Option C (Transport corridor focus) may encourage provision of community facilities in accessible locations along the corridor, this may encourage car use and fail to support active transport. Additionally, it may not promote equitable access across Anglesey as the northern side of the island is outside the area of focus under this option and, as such, communities within the north are unlikely to experience substantial benefits in relation to community and educational facilities. Option C (Transport corridor focus) is therefore expected to have a mixed significant negative and minor positive effect on ISA objective 3.

ISA objective 4: Encourage healthy and safe lifestyles that promote well-being and improve overall health levels on Anglesey

5.16 In the 2021 census, 81.9% of Anglesey's population self-reported as being in good or very good health, higher than the Welsh national average (79.1%). Additionally, a lower proportion of people on Anglesey reported themselves as being in bad or very bad health compared to the national average.

5.17 Option A (Focus on key settlements) would focus development in key primary settlements where existing healthcare, sporting and leisure services are mainly focussed. While this could increase pressure on services, development could be of sufficient scale to deliver new services and facilities to meet the different needs of an expanding population, including additional healthcare, sports and leisure facilities. Focusing growth at the primary key settlements creates opportunities to be integrated with, and serve, existing communities. New residential development within the key settlements would also result in more people living closer to job opportunities, increasing opportunities for people to walk and cycle to work and to other day-to-day activities, benefitting health. However, this may come at the cost of preventing smaller settlements from benefitting in investment into facilities, which would be focussed at key settlements. Therefore, Option A (Focus on key settlements) is

expected to have a mixed significant positive and minor negative effect on ISA objective 4.

5.18 The dispersed growth pattern associated with Option B (Dispersed development) may increase the distances between people and major health services and facilities. As smaller settlements contain limited amenities, people would need to drive elsewhere in order to access them, impacting accessibility and failing to support active travel, which has a positive impact on health outcomes. However, Option B (Dispersed development) may encourage more equitable distribution of new schemes and facilities supporting health, and would support the viability of existing facilities in more rural areas. Additionally, there may be more potential within and around smaller settlements to establish facilities for community wellbeing which require more land, such as allotments and community gardens. Option B (Dispersed development) is expected to have a mixed minor positive and minor negative effect in relation to ISA objective 4.

5.19 Option C (Transport corridor focus) which focuses development along transport corridors, may support reliance on the private car, increasing emissions and limiting opportunities for active travel resulting in negative health consequences. However, a focus on accessible locations means that people are more likely to be able to access primary healthcare, sporting and leisure facilities. However, as Option C (Transport corridor focus) does not contain any growth focus areas on the northern side of the island, those communities may suffer from missed investment and declining access to facilities supporting good health. Overall, Option C (Transport corridor focus) is likely to have a mixed minor positive and minor negative effect on ISA objective 4.

ISA objective 5: Reduce the need to travel and promote more sustainable modes of transport

5.20 Anglesey's key strategic route is the A55, which provides a connection to North Wales, the M56 and the UK's wider road network. Anglesey's Britannia Bridge carries the A55 and the North Wales Coast railway line across the Menai Strait, which regularly suffers from closures and restrictions due to weather conditions. Other key roads on the island include the A5025 and A4080 which connect rural communities but are constrained. Anglesey's bus network serves primary key settlements, with routes extending to smaller rural communities. However, remote services can be infrequent which limits accessibility for those without the use of a private car. The 2021 census revealed that 45% of the island's workforce commuted within Anglesey, and 42% worked from home or had no fixed workplace. Beyond this, there is a notable inflow and outflow of workers between Anglesey and North Wales. 61.3% of the working population travel to work on Anglesey primarily by driving.

5.21 Spatial Option A (Focus on key settlements) is likely to offer good opportunities for the use of sustainable transport as development is directed towards accessible urban locations in proximity to employment, services and facilities, reducing the need for longer distance travel and reliance on private car journeys. With a large majority of the population focused in the primary key settlements, Option A (Focus on key settlements) has the potential for supporting improvements to the sustainable transport network which is already focussed in those larger settlements.

Notwithstanding, this option may leave rural areas without support for improvements to the struggling bus network, favouring larger settlement areas. Overall, a mixed significant positive and minor negative effect is expected against ISA objective 5.

5.22 Option B (Dispersed development) disperses development across Anglesey and so may reduce opportunities for strategic transport infrastructure improvements and is unlikely to support sustainable transport connectivity or encourage active travel due to an increased requirement for journeys as a result of longer travel distances between homes and jobs, services and facilities. Option B (Dispersed development) is therefore likely to have a significant negative effect in relation to ISA objective 5.

5.23 Option C (Transport corridor focus) supports the North Wales Regional Transport Plan 2025-2030 which focuses on creating high density, mixed-use development around public transport hubs. Therefore, people are likely to be within close proximity of public transport, which would reduce the need to travel via private car. Under this option, development would be focused along the A55 corridor, where many employment sites are also situated and so people would not need to travel far to reach their workplace. However, Option C (Transport corridor focus) may encourage increased reliance on private car journeys as they emerge as the most convenient option, particularly to locations which sit outside the transport corridors and so fail to support sustainable transport options or journey reduction.

Notwithstanding, growth around the identified sustainable transport hubs may conversely reduce private car journeys and encourage modal shift. A mixed significant positive and minor negative effect is therefore expected against ISA objective 5.

ISA objective 6: Promote, protect and enhance cultural heritage and the built environment

5.24 Anglesey has a rich cultural heritage, with evidence of human activity spanning roughly 8,000 years. Anglesey features over 200 scheduled monuments, and has several conservation areas including in Holyhead, Beaumaris and Llangefni. Listed buildings are distributed across the whole island, although there is a strong concentration along the island's south-east coast adjacent to the mainland.

5.25 Spatial Option A (Focus on key settlements) would direct development to the primary key settlements, primarily relying on brownfield urban land to deliver development. This could reduce the risk of impacts on heritage assets, as these areas are already fairly built-up and the appropriate regeneration of brownfield sites could have positive effects on the settings of heritage assets. However, it is noted that many heritage assets are present within the primary key settlements and so it is more likely that new development could have adverse effects on the historic environment. It is also recognised that the impact on cultural heritage and the built environment is heavily dependent on the specific site location and design of development. Overall, Spatial Option A (Focus on key settlements) is expected to have a mixed significant negative and minor positive, but uncertain effect in relation to ISA objective 6.

5.26 Spatial Option B (Dispersed development) would disperse development across a number of settlements in Anglesey, where heritage assets are typically found, while also leading to more pressure to develop greenfield land which could impact cultural heritage. Notwithstanding, the dispersal of development could lower the chances of cumulative negative effects. As such, Spatial Option B is expected to have a minor negative effect in relation to ISA objective 6.

5.27 Spatial Option C (Transport corridor focus) focuses growth in a small number of settlements compared to the other two options and so effects on heritage assets will be limited. However, as the same amount of development would be delivered under this option as the other two options, it is likely it will also have adverse effects on the historic environment. Additionally, this option could have a higher risk of negative cumulative effects on heritage assets and the built environment. Overall, Spatial Option C is expected to have a minor negative effect in relation to ISA objective 6.

ISA objective 7: Promote the use of the Welsh language

5.28 At the time of the 2021 Census, around 17.8% of the population in Wales aged three years or older were reported as being able to speak Welsh, the lowest proportion ever recorded in a census. The highest percentages of people aged three years or older able to speak Welsh was in north-west Wales (Gwynedd and Anglesey). As recorded in the 2021 Census, 58.1% of Anglesey's population could speak, read or write Welsh and 11.1% could understand spoken Welsh. 30.7% of people had no skills in Welsh. Anglesey's Welsh in Education Strategic Plan 2022-2032 (WESP) seeks to improve use of and access to the Welsh language, including amongst school children. It seeks to transfer Welsh language skills from one stage of education to another, and improve opportunities for learners to use Welsh.

5.29 Development directed to more rural communities with a higher incidence of Welsh speakers, as is the case under Spatial Option B (Dispersed development), could potentially support use of the Welsh language. However, this is somewhat dependent on personal choice. Therefore, Spatial Option B (Dispersed development) is expected to have a minor positive effect in relation to ISA objective 7 with some uncertainty, while Spatial Options A (Focus on key settlements) and C (Transport corridor focus) are expected to have negligible effects.

ISA objective 8: Protect and enhance the quality and character of the landscape

5.30 Anglesey has a designated National Landscape along its coast which is 221km² and covers a third of the island. There are also three sections of open, undeveloped coastline designated as Heritage Coast, which stretch along 50km (31 miles) of the coastline. Anglesey falls under two National Landscape Character Areas (NLCAs), NLCA01: Anglesey Coast and NLCA02: Anglesey Interior. The island has a complex underlying geology and contains some of the oldest rocks in Wales and Britain.

5.31 Several settlements within or adjacent to Anglesey's coastal National Landscape would be targeted for growth under Spatial Option A (Focus on key settlements) including Almwch, Beaumaris and Rosneigr. Dependent on the location, scale and other characteristics of the development proposed, it could either substantially compromise the character of the National Landscape and other landscape features, such as the Special Landscape Area adjacent to Almwch, or conversely help renew certain areas on the edge of settlements, resulting in overall landscape enhancements. Overall, a minor negative effect is expected for Spatial Option A. The effect is uncertain, as the actual effect will depend on the final location, design, scale and layout of development.

5.32 Spatial Option B (Dispersed development) targets several of the same coastal settlements as Spatial Option A (Focus on key settlements) as described above. It also further distributes growth which could result in more sensitive landscape areas being impacted than under Spatial Option A (Focus on key settlements). This would also have a greater impact on dark skies due to increased light pollution across the island. Notwithstanding, given the dispersed nature of development, cumulative effects on a particular settlement are less likely. Overall, a significant negative effect is expected for Spatial Option B in relation to ISA objective 8. The effect is uncertain, as the actual effect will depend on the final location, design, scale and layout of development.

5.33 Spatial Option C (Transport corridor focus) concentrates growth along the A55 transport corridor, in a limited number of settlements compared to the other options. Notwithstanding, several of the medium areas of focus still coincide with the National Landscape and as such could have a negative impact on local landscape character dependent on the nature of development. Option C could also increase the likelihood of cumulative effects due to the more intensive development across fewer settlements. Therefore, overall, Spatial Option C (Transport corridor focus) is expected to have a significant negative effect in relation to ISA objective 8. The effect is uncertain, as the actual effect will depend on the final location, design, scale and layout of development.

ISA objective 9: Protect and enhance biodiversity

5.34 The Isle of Anglesey has seven terrestrial Special Areas of Conservation (SACs), four Special Protection Areas (SPAs) and the Anglesey and Llyn Fens Ramsar site, in addition to 60 Sites of Special Scientific Interest (SSSIs). There are also six Local Nature Reserves (LNRs), numerous areas of Ancient Woodland, four RSPB reserves and one National Nature Reserve. All three spatial options target several of the same settlements for growth and as such could impact certain designated sites including the North Anglesey Tern colonies SPA around Holyhead, the Anglesey Terns SPA and SSSIs around Rhosneigr in the south west, the Marine protected areas, Glannau Porthaethwy SSSI around Menai Bridge, and areas of Ancient Woodland around Menai Bridge and Llanfair Pwllgwyngyll in the east of the island.

5.35 Spatial Options A (Focus on key settlements) and B (Dispersed development) target growth across several settlements which have or are adjacent to designated biodiversity sites. These two options direct some growth towards Beaumaris, for example, which features multiple designations including SSSIs, a Marine SSSI and Ancient Woodland. While it is unlikely that development would be permitted at a designated biodiversity site, development could affect the networks of supporting habitats between sites. It is also likely that development under both Options A (Focus on key settlements) and B (Dispersed development) would result in loss of greenfield land. The effects will be uncertain, as they will be dependent on the specific location and design of new development. Therefore, significant negative but uncertain effects are expected for Options A (Focus on key settlements) and B (Dispersed development).

5.36 Due to its focus on sites along the A55 corridor, Option C (Transport corridor focus) will likely affect fewer assets than Options A (Focus on key settlements) and B (Dispersed development) and avoid impacting designated sites on the northern side

of the island, due to the spatial concentration of growth on the south side. Although this option would avoid many designated and non-designated biodiversity assets, it could still result in development adjacent to biodiversity sites. Due to the impact of development being very dependent on its specific location, the effect will be uncertain. Overall, Spatial Option C (Transport corridor focus) is expected to have a minor negative but uncertain effect in relation to ISA objective 9.

ISA objective 10: Protect the quality and quantity of Anglesey's water resources

5.37 The Isle of Anglesey falls within the Western Wales River Basin District. There are no Source Protection Zones within the Isle of Anglesey. The Anglesey Abstraction Management Strategy (2015) establishes how water resources should be managed in the island's river catchments. The strategy identifies where water is likely to be available for abstraction in the main river catchments of Anglesey, identifying water availability in the Braint, Crigyll and Tan yr Rallt catchments and no water availability in the Alaw and Cefni catchments. Wastewater on Anglesey is handled by 29 wastewater treatment works, owned and operated by Welsh Water (Dwr Cymru).

5.38 All three spatial options would introduce growth around settlements within river catchments which could therefore impact groundwater and surface water quality. Additionally, development under all spatial options has the potential to result in drainage problems and will increase demand on sewerage infrastructure.

5.39 All three spatial options propose medium-focus development in Llangefni, within the Cefni catchment with no water availability. There is also no water availability in the Alaw catchment, which may impact Options A (Focus on key settlements) and B (Dispersed development) due to proposed growth at settlements on the northern side of island. While Options A (Focus on key settlements) and B (Dispersed development) would result in more dispersed development, potentially adding pressure to a greater range of water resources, Option C (Transport corridor focus) is likely to put more pressure on a more limited selection of water resources within proximity of the growth corridor by spatially concentrating development. Due to the uncertainty of the impact of each spatial option on Anglesey's water resources, all spatial options are considered to have significant negative effects on ISA objective 10, with some uncertainty.

ISA objective 11: Protect and enhance air quality

5.40 All local authorities in Wales are obliged to declare Air Quality Management Areas (AQMAs) and develop action plans for improvement of air quality if statutory air quality objectives are likely to be exceeded. There are currently no AQMAs on the Isle of Anglesey.

5.41 Spatial Option A (Focus on key settlements) would concentrate development in the primary key settlements, focusing on brownfield sites and the regeneration of urban centres. A focus on infill and other brownfield development will support a denser urban form. Due to new housing being located closer to employment and amenities, this option is likely to support sustainable transport use and encourage active travel. Whilst growth at the fringes of existing settlements could increase the number of journeys in and out of the town centre, it is likely that there will be existing transport options, such as bus routes, to support these journeys, especially compared to other spatial options in more rural areas. Overall, Option A (Focus on key settlements) is expected to have a significant positive effect against this objective.

5.42 Spatial Option B (Dispersed development) would result in a greater number of settlements of varying size increasing in size, in proportion to their current population. More development would therefore take place in smaller more rural settlements with limited employment and amenities, resulting in an increase in private car journeys to larger settlements and limited opportunity for active and sustainable travel. This would have an adverse effect on air quality. Therefore, a significant negative effect is expected for Option B (Dispersed development).

5.43 Spatial Option C (Transport corridor focus) would focus development along the A55 corridor, dispersing facilities and services that are not within close proximity of housing. The focus on road connectivity could encourage private car use along the corridor and disincentivise people from more sustainable travel options, which would increase pollution along this key corridor. However, concentrating growth at existing settlements on these corridors, with greater accessibility to sustainable transport options, could reduce the need to travel by car with positive effects on air quality. A mixed significant positive and significant negative effect is likely against this objective for Option C (Transport corridor focus).

ISA objective 12: Promote the efficient use of land, soils and minerals

5.44 The Agricultural Land Classification (ALC) system provides a framework for classifying land according to the extent to which its physical or chemical characteristics impose long-term limitations on agricultural use. Planning policy defines grades 1 to 3a as 'best and most versatile' agricultural land. While Anglesey does not have any Grade 1 land, a substantial proportion of the island comprises Grade 2 and Grade 3a land.

5.45 Spatial Option A (Focus on key settlements) prioritises development on brownfield urban land which reduces the quantity of land required to meet growth needs and offers opportunities for remediation. The focus on brownfield land also limits the use of greenfield land for development. Spatial Option A (Focus on key settlements) is expected to have a significant positive effect on ISA objective 12.

5.46 Spatial Option B (Dispersed development) would give more focus to rural communities than Spatial Option A (Focus on key settlements) and would disperse more of the new growth amongst settlements, villages, rural villages and clusters. As a result of the wide variety of potential development sites, Spatial Option B (Dispersed development) would limit the use of urban brownfield sites and likely result in pressure to develop greenfield land including good quality, versatile agricultural land. As such, Spatial Option B (Dispersed development) is expected to have a significant negative effect on ISA objective 12.

5.47 Spatial Option C (Transport corridor focus) would support the creation of high density, mixed-use development around transport hubs, potentially resulting in the more efficient use of land. Notwithstanding, it is anticipated that much development would be on greenfield land. Overall, Spatial Option C (Transport corridor focus) is expected to have a mixed minor positive and minor negative effect on ISA objective 12.

ISA objective 13: Continue to minimise waste generation and promote more sustainable waste management

5.48 Anglesey currently has two Household Waste Recycling Centres and 13 recycling banks (SORT Centres). In 2023/24, 64.7% of all waste on the Isle of Anglesey was either reused, recycled or composted. Additionally, there are two

landfill sites on Anglesey (Rhuddlan Bach Quarry and Nant Newydd Quarry). There are no hazardous waste landfills on the island.

5.49 Due to the high-level nature of the three spatial options, it is not possible to differentiate between them in terms of sustainable waste management. The spatial distribution of development is unlikely to affect material or resource consumption, the amount of waste generated (including hazardous waste), or the proportion of construction and demolition waste sent to landfill. Similarly, the location of development is not expected to influence the recovery, reuse, or recycling of waste materials, nor the demand for recycled content. Consequently, ISA objective 13 has been scoped out of the appraisal of spatial options.

ISA objective 14: Provide for a sustainable economy

5.50 Anglesey attracts 1.71 million visitors annually, generating £304 million per year. Tourism and recreation are therefore vital to the island's economy, with the tourism sector employing approximately 20% of the island's population. The tourism sector on Anglesey is growing, seeing a 64% increase in revenue between 2006 and 2017. While Anglesey predominately attracts tourists from the North West of England, Holyhead has also become a destination for cruise ships, with visitors bringing potential to make a substantial contribution to the island's economy.

5.51 Spatial Option A (Focus on key settlements) seeks to focus new homes and jobs at the primary key settlements, bringing new people and employment opportunities to these areas and supporting their regeneration. This option would result in more people making use of the services and facilities present in these towns with an associated increase in footfall, improving town centres while also driving demand for new services. Option A could also help to develop the tourism offer of key settlements for visitors, supporting sustainable tourism by relieving pressure on smaller settlements which may not have the infrastructure or services to cope with rising visitor numbers. Conversely, Option A is unlikely to support rural economies due to its focus on key settlements. Overall, a mixed significant positive and minor negative effect is likely against ISA objective 14.

5.52 Spatial Option B (Dispersed development) would help to distribute economic growth more equitably across the island, which could help to strengthen the vitality of a greater number of settlements. However, due to the dispersed pattern, development in smaller towns and settlements would likely only be small-scale and would therefore not be sufficient to revitalise smaller town centres. Notwithstanding, an increase in population across the various settlements could increase footfall even in smaller town centres and potentially increase demand for services, driving growth. The dispersal of development may, however, prevent the substantial improvement of

any particular settlement, especially as hubs to support the tourism sector. Overall, Spatial Option B (Dispersed development) is expected to have a mixed minor positive and minor negative effect against ISA objective 14.

5.53 Spatial Option C (Transport corridor focus) would focus the growth and revitalisation of settlements along the A55 corridor on the southern side of the island, which would support the viability and vitality of town centres across a small number of settlements. However, this option does not support the distribution of growth to, and revitalisation of, smaller and more rural settlements, and so may limit the northern side of the island from any major benefits associated with growth. Option C is therefore expected to have a mixed minor positive and minor negative effect on this objective.

ISA objective 15: Provide for a diverse range of job opportunities

5.54 The main employment sector for residents of Anglesey in 2019 was 'Wholesale, retail, transport, hotels and food', followed by 'Public administration, defence, education and health' then 'production'. The average gross weekly earnings on the Isle Anglesey in 2024 were £704.90, higher than the Welsh average (£674.50). In the year ending 30 September 2024, 17.7% of Anglesey's residents were classed as economically inactive.

5.55 Spatial Option A (Focus on key settlements) focuses on four key settlements, Holyhead, Llangefni, Amlwch and Menai Bridge, within which a substantial proportion of existing employment sites are located. This spatial option would provide jobs in accessible locations, reinforcing key settlements as employment centres, supporting the local economies of these areas which is likely to encourage economic growth island-wide. However, it is unlikely this option would specifically target the growth of rural economies and associated jobs outside the key settlements. Overall, a mixed significant positive and minor negative effect on ISA objective 15 is likely.

5.56 Spatial Option B (Dispersed development) could support the wider distribution of employment opportunities across rural areas, having positive effects on the rural economy and potentially supporting a greater diversity of employment opportunities. However, the amount of development proposed at each settlement is relatively small compared to the other spatial options, which could mean that even at the larger settlements, there is less likelihood of providing many new job opportunities, which could have adverse effects on the economy. Overall, Spatial Option B (Dispersed development) is expected to have a mixed minor positive and minor negative effect on ISA objective 15.

5.57 Spatial Option C (Transport corridor focus) focuses growth along the A55 corridor, where many of the island's existing employment sites are located at or near to. Therefore, it is likely that people would have good access to their workplaces. This option may also support the ability of people to travel further distances to work, potentially beyond the plan area, by locating housing along the A55 corridor facilitating convenient access to mainland Wales which may slightly reduce the direct contribution to the local island economy. Spatial Option C (Transport corridor focus) may further compound the focus area as a hub of economic and employment activity, which would conversely fail to support the distribution of employment opportunities elsewhere across the island, particularly for rural economies. Therefore, a mixed significant positive and minor negative effect is likely against this objective.

Summary of findings

5.58 Spatial Option A (Focus on key settlements) is likely to have the highest number of significant positive effects against the ISA objectives, although in several cases these are part of mixed effects overall. Option A (Focus on key settlements) would direct new development towards key settlements with existing employment opportunities, amenities and services, integrating development into existing communities. By locating new housing close to employment and amenities, Spatial Option A is expected to encourage the use of sustainable and active transport options, supporting better health. It will also promote the use of brownfield land, reducing the demand for greenfield land to accommodate new development. However, Spatial Option A (Focus on key settlements) may inequitably distribute growth and its associated benefits, failing to meet the housing needs of Anglesey's smaller and more rural settlements, and leaving their residents increasingly isolated from access to employment opportunities, services and facilities.

5.59 Of the three spatial options, Spatial Option B (Dispersed development) is expected to result in the highest number of significant negative effects against the ISA objectives. By dispersing development across the largest number of settlements of the three options, Spatial Option B (Dispersed development) is likely to result in more of Anglesey's population living further away from the employment opportunities and amenities located in larger primary key settlements. Without good access to sustainable transport options or opportunities for active travel, this option is also likely to have negative outcomes on health and air quality. Notwithstanding, Spatial Option B (Dispersed development) may help to support the economies of smaller and more rural settlements on the island.

5.60 Spatial Option C (Transport corridor focus) results in a very mixed set of likely outcomes against the ISA objectives. By focusing development along a key transport

corridor, growth can be expected across a few accessible and well-connected settlements. Whilst this spatial option may encourage the use of sustainable transport, and improve access to employment opportunities and amenities, it also has the potential to reinforce dependency on the private car, and as under Spatial Option A, may restrict the benefits of growth to a certain number of settlements, with communities in the north unlikely to see substantial benefits.

5.61 Whilst all three spatial options are expected to result in a wide range of mixed effects against the ISA objectives, overall, Spatial Option A (Focus on key settlements) is considered to perform most positively.

Chapter 6

Next steps

6.1 Once consultation on the 'Vision, Objectives and Options' document and this accompanying Initial ISA Report is complete, any comments received will be taken into account in the next iteration of the LDP and ISA.

6.2 Anglesey County Council will publish the 'Preferred Strategy' document and the accompanying ISA Report later this year.

LUC

February 2026

References

- 1 Welsh Government (2020). Development Plans Manual (Edition 3). (see www.gov.wales/development-plans-manual-edition-3-march-2020)

Report produced by LUC

Report produced by LUC

Bristol

12th Floor, Beacon Tower, Colston Street, Bristol BS1 4XE
0117 389 0700

Cardiff

Room 1.12, 1st Floor, Brunel House, 2 Fitzalan Rd, Cardiff CF24 0EB
0292 254 0920

Edinburgh

Atholl Exchange, 6 Canning Street, Edinburgh EH3 8EG
0131 326 0900

Glasgow

5th Floor, The Garment Factory, 10 Montrose Street, Glasgow G1 1RE
0141 403 0900

London

250 Waterloo Road, London SE1 8RD
020 7199 5801

Manchester

4th Floor, 57 Hilton Street, Manchester M1 2EJ
0161 802 2800

Sheffield

32 Eyre Street, Sheffield, S1 4QZ
0114 392 2366

Email address for general enquiries: hello@landuse.co.uk

landuse.co.uk

Landscape Design / Strategic Planning & Assessment / Transport Planning
Development Planning / Urban Design & Masterplanning / Arboriculture
Environmental Impact Assessment / Landscape Planning & Assessment
Landscape Management / Ecology / Historic Environment / GIS & Visualisation