

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, 17 MEHEFIN, 2026 am 1.30 o'r gloch yp	WEDNESDAY, 17 JUNE 2026 at 1.30 pm
YSTAFLL BWYLLGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI AC YN RHITHIOL DRWY ZOOM	COMMITTEE ROOM, COUNCIL OFFICES, LLANGFNI AND VIRTUALLY THROUGH ZOOM
Swyddog Pwyllgor	Mrs Mairwen Hughes 01248 752518 Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:-

Y Grwp Annibynnol / The Independent Group

Ieuan Williams

Plaid Lafur Cymru / Wales Labour Party

Pip O'Neill

Plaid Cymru / The Party of Wales

John Ifan Jones, Jackie Lewis, Nicola Roberts, Robin Williams, (2 Sedd Wag/Vacant Seats)

Annibynnwyr Môn/Anglesey Independents

Kenneth P Hughes, Robert LI Jones

Aelod Unigol/Unaffiliated

Celfyn Furlong

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

A G E N D A

1 ELECTION OF CHAIRPERSON

To elect a Chairperson for the Planning Policy Committee.

2 ELECTION OF VICE-CHAIRPERSON

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

3 DECLARATION OF INTEREST

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

4 MINUTES (Pages 1 - 4)

To submit, for confirmation, the minutes of the previous meeting held on 11 February, 2026.

5 VISION, OBJECTIVES AND OPTIONS CONSULTATION - SUMMARY REPORT (Pages 5 - 24)

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

PLANNING POLICY COMMITTEE

Minutes of the hybrid meeting held on 11 February 2026

- PRESENT:** Councillor Ieuan Williams (Chair)
Councillor Ken Taylor (Vice-Chair)
- Councillors Jeff M Evans, Kenneth P Hughes, Robert LI Jones, Jackie Lewis, Pip O'Neill, Llio Angharad Owen, Nicola Roberts and Robin Williams
- IN ATTENDANCE:** Chief Planning Officer (DFJ),
Planning Policy Team Leader (LW),
Committee Officer (MEH),
Webcasting Committee Services Officer (FT).
- APOLOGIES:** Councillor John Ifan Jones
- ALSO PRESENT:** Melissa Kurihara – Director LUC
-

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

None received.

3 MINUTES

The minutes of the previous meeting held on 15 January, 2026 were confirmed as correct.

4 DRAFT VISION, OBJECTIVES AND OPTIONS CONSULTATION PAPER

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

The Chief Planning Officer reported that the report outlines the second stage of the process in preparing the Local Development Plan – Develop Vision, Objective and Options Consultation process. Consulting on the plan is not a statutory requirement, but the Council is keen to ensure that there is an opportunity for the communities and stakeholders to have a say in the future development of the Island. This stage represents the first substantive consultation in the preparation of the new Local Development Plan, and it 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. He noted that 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. The sustainability of accessing suitable housing, providing infrastructure for ambitious growth, climate change response, promoting the Welsh language and culture, protecting the natural historic environment and managing resources and promoting the place shaping and wellbeing.

Chapter 5 of the report highlights the Vision to ensure that 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 provide a spatial dimension that ensures that the Plan is unique to Anglesey and be an ambitious description of what type of place the Island will be at the end of the period of the Plan.

Chapter 6 of the report sets out the Council's draft objectives. The draft objectives will ensure that the draft vision as set out in Chapter 5 is delivered and will form the basis of the Local Development Plan.

Chapter 7 of the report refers to the proposed policy direction giving an overview of the different areas of the policy direction. Each theme and topic area summary is provided, alongside an overview of the key national and regional context; proposed changes from the existing Joint Local Development Plan policy/approach and the evidence required to support the proposed future policy direction.

Chapter 8 of the report deals with housing and employment growth scenarios. It considers 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.

Chapter 9 of the report refers to Spatial Options which focuses on the key settlements which recognises Holyhead, Llangefni, Amlwch and Menai Bridge which will see new growth potential and to small to medium sized sites in the majority of Local Service Centres and Villages in the Local Development Plan area. There would be focus on brownfield sites and regeneration of urban centres. Dispersed Development across all settlements at a level that is proportionate to the size of each settlement based on population within each settlement will be considered. Transport Corridor Focus will consider 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.

The Chief Planning Officer referred to the next steps in the process will be to undertake a public consultation for a period of 5 weeks from 16 February – 20 March, 2026. A summary of the feedback following the public consultation will be reported to this Committee.

Members of the Committee ascertained as to the platforms to be used in the consultation process. The Planning Policy Team Leader responded that the public will be given an opportunity to respond to the consultation through the Council's website, and paper copies of the documentation will be available at local Libraries and all Council Offices on the Island. The favoured option by the Council is through the Opus platform on the Council's website. The Chair said that he will request the Press Office of the Council to advertise the consultation on the Authority's social media platform.

Councillor Robert Ll Jones expressed concern that the Penrhos Nature Reserve had been omitted from the list of key settlement and places at 3.2.1 of Chapter 3 of the report. The Director – LUC responded that the site will be referred within the documentation.

It was RESOLVED :-

- **To agree any necessary amendments to the draft Vision, Objectives and Options Consultation Paper;**
- **To endorse a final draft Vision, Objectives and Options Consultation Paper;**
- **To undertake a five-week public consultation period from 16 February – 20 March, 2026;**

- **To delegate authority to the Chief Planning Officer (in consultation with the Portfolio Member for Planning and Public Protection) to make any further minor amendments for accuracy prior to the public consultation period commencing.**

5 INTEGRATED SUSTAINABILITY APPRAISAL (ISA)

Submitted – the Integrated Sustainability Appraisal (ISA) for consideration by the Committee.

The Director LUC reported that Integrated Sustainability Appraisal (ISA) is a document that incorporates the development of the Local Development Plan and includes several regulatory assessments and procedures alongside health and equality assessments, the Welsh Language, strategic environmental and sustainability assessment. She referred that a Scoping Report was presented previously to the Committee which set out a framework of objectives. The development of a set of ISA objectives is a recognised way in which is likely sustainability effects on a Plan. The ISA framework for the new Local Development Plan for Anglesey was developed at the Scoping stage as is noted in Chapter 2 of the report.

Councillor Robert Ll Jones said that the map of the Isle of Anglesey within the report, is misleading as Holy Island is a large Island and the channel between the Islands needs to be recognised. The Chair assured that amendments to the map would be undertaken before the consultation process.

It was RESOLVED to accept the report.

The meeting concluded at 2.45 pm

**COUNCILLOR IEUAN WILLIAMS
CHAIR**

This page is intentionally left blank

Isle of Anglesey County Council	
Report to:	Planning Policy Committee
Date:	17 June 2026
Subject:	Vision, Objectives and Options Consultation – Summary Report
Portfolio Holder(s):	Cllr. Nicola Roberts (Planning, Public Protection and Climate Change)
Head of Service / Director:	Christian Branch Head of Regulation & Economic Development Service
Report Author:	Lowri F. Williams, Planning Policy Team Leader
Tel:	
E-mail:	lowriwilliams3@ynysmon.llyw.cymru
Local Members:	Applicable to all Elected Members

1.0 Purpose of Report

1.1 The purpose of this report is to:

- Present the findings of the non-statutory public consultation on the Vision, Objectives and Options paper for the new Anglesey Local Development Plan (2024–2039).
- Seek Members’ endorsement of the key messages arising from the consultation.
- Confirm the next steps in progressing the Plan towards the Preferred Strategy stage.

2.0 Background

2.1 The Isle of Anglesey County Council is preparing a new Local Development Plan (LDP) to guide development on the Island over the period 2024–2039.

2.2 As part of the early (pre-Deposit) stages of plan preparation, a non-statutory public consultation on the Vision, Objectives and Options paper was undertaken between 20 February and 25 March 2026.

2.3 The consultation sought views on:

- Key issues, challenges and opportunities facing Anglesey
- The draft Vision and Strategic Objectives

- Growth options (housing and employment levels)
- Spatial strategy options for distributing development

2.4 A total of 58 responses were received from stakeholders, organisations and members of the public.

3.0 Key Findings from the Consultation

3.1 The consultation responses highlight a number of important issues for further consideration:-

- **Welsh Language and Communities**
 - Concern regarding the sustainability of Welsh-speaking communities
 - Calls for stronger policy interventions, including controls on second homes and prioritising local needs
 - Emphasis on placing the Welsh language at the heart of the Plan
- **Housing and Affordability**
 - Housing affordability identified as a significant issue
 - Support for affordable housing, local need provision, and small-scale/community-led development
 - Concerns about large-scale developments and viability pressures
- **Spatial Strategy**
 - Mixed views on options, with support for both settlement-focused and dispersed approaches
 - Strong preference for a hybrid approach balancing sustainability, infrastructure and community impacts
- **Growth Options**
 - No consensus on growth levels
 - General concern regarding high-growth scenarios and reliance on major projects
 - Emphasis on aligning growth with local needs rather than external drivers
- **Infrastructure**

- Significant concerns regarding capacity (water, sewerage, transport)
- Need for infrastructure to be delivered alongside development
- **Environment and Land Use**
 - Support for protecting sensitive landscapes and biodiversity
 - Concerns about development on high-quality agricultural land
- **Tourism**
 - Concerns regarding second homes, seasonal economy and community impacts
- **Consultation Process**
 - Some concerns raised regarding accessibility, publicity and timescales

4.0 Key implications for the next stage

4.1 The feedback confirms that the overall direction of the emerging Plan is broadly supported but requires refinement in several areas:-

- Strengthening the role of the Welsh language within the strategy
- Ensuring the Plan delivers affordable housing aligned to local need
- Developing a balanced spatial strategy, likely incorporating hybrid elements
- Testing growth options through a robust evidence base
- Ensuring infrastructure delivery is integral to development proposals

4.2 The consultation responses will also be considered alongside the Integrated Sustainability Appraisal (ISA) to inform the Preferred Strategy.

4.3 It should be noted that the Vision, Objectives and Options report has not yet been formally escalated beyond the Service at this stage of the process.

5.0 Next Steps

5.1 The next stage in the LDP preparation process is the preparation and public consultation of the Preferred Strategy, which will:

- Set out the Council's preferred growth level and spatial approach
- Be supported by an updated evidence base
- Be subject to a formal statutory public consultation

5.2 The Preferred Strategy will reflect all consultation responses, any technical and evidence-based assessments and reflect National planning policy requirements.

5.3 Continued engagement will be undertaken in accordance with the Council's Community Involvement Scheme.

6.0 Recommendation

6.1 It is recommended that the Committee:

- Notes the findings of the Vision, Objectives and Options consultation report;
- Endorses the key messages identified to inform the Preferred Strategy

7.0 Appendices

- Appendix 1 – Vision, Objectives and Options Consultation Summary Report (May 2026)

DRAFT



Local Development Plan: Vision, Objectives and Options Consultation Summary Report

April 2026

v6.0

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

Contents

Chapter 1	2
1.1 Overview.....	2
1.2 Purpose.....	2
1.3 ISA Consultation.....	3
Chapter 2	5
2.1 Consultation method.....	5
2.2 Scope of the Consultation	6
Chapter 3	7
3.1 Feedback on Key Issues, Challenges and Opportunities facing Anglesey.....	7
3.2 Feedback on the Vision and Objectives.....	11
3.3 Feedback on the Growth options	12
3.4 Feedback on the Spatial options.....	13
Chapter 4	14
4.1 Conclusions and Next Steps.....	14

DRAFT

Chapter 1

1.1 Overview

- 1.1.2 The Council has commenced work on preparing a new Isle of Anglesey Local Development Plan (LDP) for the period 2024-2039. This represents a significant opportunity to establish a clear and robust framework to guide future development across the Island and to inform planning decisions over the next 15 years and beyond. Anglesey continues to experience change and investment in a variety of sectors, and there is a strong ambition to secure high-quality, inclusive, sustainable development that supports the needs of our communities, economy and environment and also maintains community cohesion.
- 1.1.3 The purpose of the LDP is to ensure that development takes place in the right locations, at the right scale, and for the right reasons. It is therefore essential that, at this early stage of plan preparation, the key issues, priorities and potential options for Anglesey are clearly identified and informed by evidence, alongside meaningful engagement with stakeholders, partner organisations and local communities.
- 1.1.4 The new Plan will replace the existing Anglesey and Gwynedd Joint Local Development Plan 2011–2026 (so far as it relates to Anglesey) and will provide a new, Anglesey-specific planning policy framework. For ease of reference, it is referred to as the “New Anglesey LDP”.
- 1.1.5 The LDP will be prepared in accordance with the Council’s agreed Delivery Agreement, which has been formally approved by Welsh Government in October 2024. The Delivery Agreement sets out the timetable for preparation (see figure 1) and, importantly, the approach to stakeholder involvement and public consultation throughout the process. The recent Vision, Objectives and Options consultation marks a key milestone in this process, and the feedback received will play a vital role in shaping the next stages of the Plan’s preparation.
- 1.1.6 The feedback received will not result in immediate policy changes but will inform the development of the Preferred Strategy and the supporting evidence base.

1.2 Purpose of Report

- 1.2.1 In accordance with the commitments set out in the Council’s Delivery Agreement, and reflecting a proactive approach to early engagement, the Council undertook an initial non-statutory public consultation as part of the pre-Deposit stages of preparing the new Anglesey Local Development Plan (see figure 1 below). This engagement took place between 20th February 2026 - 25th March 2026 and sought views from a broad range of stakeholders, organisations and individuals on:-

- the key issues, challenges and opportunities facing Anglesey
- the draft vision and objectives
- a series of potential growth options
- a set of potential spatial options

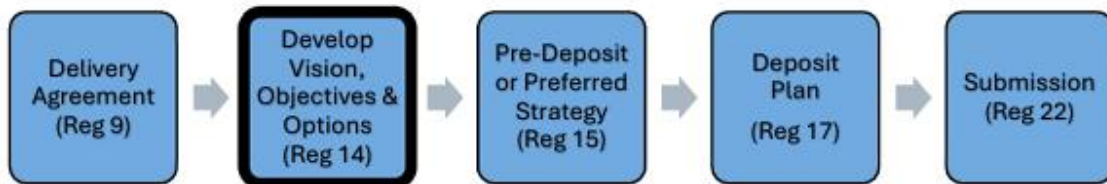


Figure 1: Stages of LDP Production

- 1.2.2 The consultation generated a total of 58 responses, demonstrating a good level of interest in the future land use planning of the Island.
- 1.2.3 This Report draws together the key themes and ‘main messages’ arising from that engagement which will form the emerging strategic direction for the new Anglesey LDP.
- 1.2.4 The comments and feedback received through this non-statutory consultation will help inform the preparation of the LDP Preferred Strategy and its supporting evidence base. When published, the Preferred Strategy will be subject to a formal **statutory consultation**, providing further opportunities for stakeholders and the public to make representations that will influence the next stages of Plan preparation.
- 1.2.5 Although all comments submitted during the consultation have been carefully considered, this Report does not provide a detailed, individual response to every representation received. This reflects the **informal and exploratory nature** of this early, non-statutory engagement. The primary purpose of the consultation was to test whether the emerging approach is broadly appropriate for Anglesey, to identify key areas of concern, and to highlight where revisions or further work may be required.
- 1.2.6 It is important to emphasise that this document does not constitute a formal or statutory consultation report. Statutory consultation reports will be produced at the relevant stages of the LDP preparation process, in accordance with regulatory requirements. All duly made representations received during future statutory consultations, including those on the Preferred Strategy, will be formally recorded, acknowledged and responded to as part of the Plan’s progression.

1.3 ISA Consultation

- 1.3.1 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.
- 1.3.2 The Council is undertaking an Integrated approach to SA (ISA). This means the IAS will 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).
- 1.3.3 The first stage of ISA is the preparation of a scoping report.
- 1.3.4 The scoping stage involved:
- reviewing relevant plans, policies and programmes
 - considering the environmental, social and economic baseline
 - identifying key sustainability issues
 - setting out the ISA framework (a set of sustainability objectives for assessing the likely effects of the plan)
 - developing a proposed methodology that will be used for the later stages of the ISA including the assessment of candidate sites.
- 1.3.5 The scoping report was consulted on from 9 July 2025 to 13 August 2025.
- 1.3.6 An initial ISA report of the Vision, Objectives and Options document was 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 was published for comment alongside the Vision, Objectives and Options consultation document.
- 1.3.7 The consultation responses will be considered alongside the findings of the Integrated Sustainability Appraisal to ensure that social, environmental, economic and cultural impacts are fully reflected in the Preferred Strategy.

Chapter 2

2.1 Consultation method

- 2.1.2 The Vision, Objectives and Options Paper was published for consultation in accordance with the Isle of Anglesey County Council's Delivery Agreement and the requirements of the LDP preparation process. The consultation ran from 20 February 2026 to 25 March 2026.
- 2.1.3 A range of engagement and consultation methods were used to ensure that stakeholders, communities and key interest groups were provided with reasonable opportunities to participate and contribute to the consultation.
- 2.1.4 Engagement activity was designed to be proportionate and appropriate to the purpose of the consultation, recognising the strategic nature of the Vision, Objectives and Options Paper. Information about the consultation was made widely available through the Council's website, where a dedicated Local Development Plan (LDP) section was used to host consultation documents, supporting material and details on how to respond.
- 2.1.5 To ensure accessibility for those unable to engage digitally hard copies of consultation material and information about the consultation were made available at key Council locations: reception at the main Council offices in Llangefni and public libraries across the Island.
- 2.1.6 Direct contact was also made with statutory consultees, key stakeholders and organisations registered on the Council's LDP database. Contact was made via letters and emails, inviting them to participate and submit representations. A reminder email was issued to all contacts on the database ahead of the closing date to encourage responses and maximise participation.
- 2.1.7 Publicity for the consultation was via messages published on the Council's website and social media platforms.
- 2.1.8 Together, these methods provided a broad and inclusive framework for engagement, consistent with the Council's Community Involvement Scheme, and ensured that communities and stakeholders were given meaningful opportunities to help shape the emerging direction of the Local Development Plan.

2.2 Scope of the Consultation

2.2.1 Feedback was sought on the following sections of the Vision, Objectives and Options Paper:-

- ***A draft Vision for the future of Anglesey*** – the Vision set 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 were developed from the key economic, social, environmental and cultural issues affecting Anglesey. They linked the LDP to national goals and objectives and set the framework for future LDP policy development.
- ***High-level policy directions for each identified theme*** – this section explained the broad approach the LDP would take in each policy area (for example, economy, housing, climate and infrastructure), including what would change from the current plan and what evidence would be required. These directions set the overall direction of travel ahead of the preparation of detailed policies.
- ***Alternative housing and employment growth scenarios*** – these were presented as a range of different options setting out potential levels of housing and employment growth that the Island could plan for, informed by population trends, economic forecasts and major projects such as Wylfa and the Freeport.
- ***Alternative spatial strategy options for the distribution of development*** – these were presented as different approaches to how development could be distributed across the Island (for example, focused on main centres, more dispersed, or a balanced approach), to test which pattern of growth would be the most sustainable, realistic and deliverable.

Chapter 3

3.1 Feedback on Key Issues, Challenges and Opportunities facing Anglesey

3.1.2 A total of 58 responses were received during the consultation period from members of the public, statutory consultees, community groups and organisations.

3.1.3 The feedback provided indicates broad support for the proposed Vision, Objectives and Options, as well as highlighting key issues and themes to be considered as the Local Development Plan progresses to the next stage.

3.1.4 The core themes that were repeated across numerous submissions are:

- Welsh language and community sustainability
- Housing and affordability
- Responses to spatial strategy
- Major projects (Wylfa, Freeport, AI and datacentres)
- Infrastructure capacity
- Environment, land use and biodiversity
- Tourism
- Consultation process

3.1.5 A brief summary of the themes, together with the Council's response, is provided below. It should be noted that many of the themes are interrelated and, therefore, should not be considered in isolation.

3.1.6 Welsh language and community sustainability

- Concern about the decline of Welsh-speaking communities
- Strong criticism that the draft LDP does not place the Welsh language at the heart of the planning process.
- Calls for:
 - Designation of high-density Welsh-speaking areas
 - Welsh Language Impact Assessments for major developments
 - Tighter definitions of "local" in housing policy
 - Restrictions on second homes and holiday lets
 - Priority for local/Welsh-speaking residents in affordable and social housing

Council Response:

Preserving and promoting the Welsh language has been identified as a key theme of the LDP. The Council has committed to increasing the opportunities to learn and use the Welsh language. This includes ensuring effective provision for today and future generations, as well as increasing the number of Welsh speakers on the island, and maintaining cohesive Welsh-speaking communities. The council's plan aims to support the Welsh Government's ambition of reaching

a million Welsh speakers by 2050, with a focus on modern learning communities and developing the Welsh language strategy. The council's Welsh language promotion strategy is published and implemented in accordance with Welsh language standards, and it includes plans to support language centres and increase the provision for engaging with secondary schools.

While the LDP can influence development patterns and support the Welsh language at a local level, it is acknowledged that some factors affecting language use and housing markets operate at a national level and are therefore beyond the direct control of not only the Council, but also the planning system. The issues raised in representations are recognised and reflect known concerns regarding the impact of development on the Welsh language. These matters will be carefully considered as the Council prepares the Preferred Strategy.

3.1.7 Housing and affordability

- Housing affordability is described as the central crisis (high house-price-to-income ratios).
- Opposition to:
 - Oversupply of housing beyond local need
 - Large estates in small rural villages
 - Affordable units being diluted or reclassified post-permission
- Strong support for:
 - Community-led housing and co-operatives
 - Self-build for local families
 - Small-scale, incremental development
 - Renovation of existing stock before greenfield release

Council Response:

The Council recognises the issues of affordability in the housing market, as evidenced in the draft LHMA. The new LDP will contain requirements for affordable housing provision, and provision of affordable housing will be prioritised and it is considered essential to maintain community cohesion to enable younger people and families to remain in their communities. However, affordable housing requirements set in the LDP will need to be based on viability evidence and ensure that the Plan is still deliverable.

3.1.8 Responses to spatial strategy

- Divided views, but broadly:
 - Option A (focus on main settlements) favoured for infrastructure and sustainability
 - Option B (dispersed) supported where it protects rural Welsh-speaking communities

- Option C (transport corridors) reliance on car for transport, but focus on existing infrastructure welcome
- Many recommend hybrid or modified options, not a single pure model.

Council Response:

The Comments are noted and will be considered as the Council prepares the Preferred Strategy. The options will be refined as additional evidence becomes available. It is likely that a series of hybrid or modified options will be considered as part of the Preferred Strategy development.

3.1.9 Major projects/Economic strategy (Wylfa, Freeport, AI and datacentres)

- Concerns raised about potential negative impacts of:
 - Wylfa nuclear (language impacts, in-migration, long-term risk, carbon lifecycle)
 - Freeport and AI zones (low local employment, high water/energy use, profits leaving the island)

Council Response:

The comments are noted and will be considered as the Council drafts the Preferred Strategy. Some of the major projects referenced are subject to national consenting processes and therefore fall outside the direct control of the LDP. However, the LDP, alongside supporting guidance such as the existing Wylfa Supplementary Planning Guidance (SPG), can help influence how such developments come forward locally and provide a framework to manage and mitigate potential negative impacts where possible.

3.1.10 Infrastructure capacity

- Concern about:
 - Sewerage overload (notably Gwalchmai)
 - Flood risk and SuDS being approved after planning permission
 - Water supply pressure (only two reservoirs on the Island)
- Demands for:
 - Up-front infrastructure assessments
 - Public, mandatory SuDS approval before permission
 - Stronger enforcement against speculative approvals

Council Response:

The timely provision of infrastructure is recognised as a critical element of the LDP and as an important enabler of sustainable development. The Plan will therefore seek to ensure that development is supported by adequate infrastructure capacity. This includes promoting a coordinated and integrated approach to planning, working with infrastructure providers, and taking account of issues such as resilience, climate change, and future-proofing.

The Council will also seek to ensure that infrastructure requirements are appropriately assessed and, where possible, delivered in tandem with, and ideally in advance of development, while recognising that some aspects are the responsibility of external bodies and regulatory processes. The comments are noted and will be considered as the Council prepares the Preferred Strategy.

3.1.11 Environment, land use and biodiversity

- Support for protection of:
 - National Landscape / AONB
 - Historic environment (HERs, scheduled monuments, WHS)
- Strong opposition to:
 - Large-scale solar and wind on Best and Most Versatile (BMV) agricultural land
- Calls for:
 - Food security planning
 - Community food growing
 - Stronger biodiversity requirements (e.g. swift bricks, building-dependent species)

Council Response:

The protection and enhancement of the natural, historic and built environment are key priorities of the LDP. The Plan will include a robust policy framework to safeguard designated landscapes and heritage assets, whilst also recognising the importance of protecting Best and Most Versatile agricultural land.

The LDP will seek to deliver a net benefit for biodiversity, promote nature recovery, and have regard to relevant national policy and guidance.

The Comments are noted and will be considered as the Council prepares the Preferred Strategy, this will include a policy response to protecting natural and historic assets.

3.1.12 Tourism

- Concerns regarding overtourism, not sustainable tourism.
- Key concerns:
 - Second homes

- Seasonal, low-paid jobs
- Loss of housing for locals
- Language decline in coastal areas

Council Response:

The comments are noted and will be considered as the Council prepares the Preferred Strategy, including the development of policy responses relating to tourism development and the management of second homes and holiday accommodation.

Tourism is recognised as an important sector within the local economy, supporting employment, investment, and the vitality of communities across the area. The LDP therefore has an important role in supporting a sustainable tourism sector, whilst also managing tourism-related development and its impacts, including second homes and holiday accommodation where this relates to the use of land. However, it is recognised that some of the issues raised, such as employment quality and wider economic patterns, are influenced by factors beyond the planning system.

The Plan will seek to support a sustainable and balanced approach to tourism, recognising the sector's economic importance whilst also protecting local communities, the Welsh language, housing availability, and environmental quality.

3.1.13 Consultation process

- Criticism of:
 - Short consultation period
 - Poor publicity
 - Complexity and accessibility of documents

Council Response:

The consultation was carried out in accordance with the Council's Community Involvement Scheme and represents an initial, non-statutory stage in the preparation of the LDP.

The Council acknowledges the concerns raised regarding the length of the consultation period, publicity, and accessibility of materials. However, it is considered that a good level of engagement was achieved at this early stage, particularly given that this is the first opportunity in a number of years for stakeholders to inform the development of a new plan for Ynys Môn.

The consultation process will continue to be refined as the LDP progresses, with further opportunities for engagement at subsequent statutory stages.

3.2 Feedback on the Vision and Objectives

- 3.2.1 Most respondents generally support the overall vision and its ambitions. However, several responses raise concerns regarding the robustness of the vision given the scale of long-term threats facing communities, the Welsh language, housing affordability and infrastructure.
- 3.2.2 There are concerns that the wording of the vision is too aspirational and generic. Several comments request the inclusion of specific topics or projects within the vision.
- 3.2.3 Again, the comments indicate broad support for the scope and wording of the objectives. Several comments raise concerns regarding the conflicting and competing nature of the objectives. There are requests for re-ordering and strengthening of wording.
- 3.2.4 There were comments regarding the ordering of the objectives and an assumption that this reflected prioritisation. The draft objectives were not presented in any order of priority or importance and should not be interpreted as such. Furthermore, many of the issues and objectives identified are interrelated and should not be considered in isolation.

Council Response:

The comments indicate broad support for the vision. The vision and objectives will be reworked as part of drafting the Preferred Strategy, this will include consideration of the comments and amendments to incorporate suggestions where they are deemed appropriate.

3.3 Feedback on the Growth options

- 3.3.1 There is no clear consensus in support of any single growth option. Strong scepticism has been expressed regarding higher-growth options and whether the stated benefits would realistically be achieved. Many responses raise concerns regarding in-migration, the potential impact on the Welsh language, and additional pressure on infrastructure and services. There is a particular emphasis on ensuring that growth responds to local needs, especially in relation to housing affordability. Concerns have also been raised that some assumptions are heavily reliant on major projects and investment opportunities, including Wylfa, the Freeport and AI-related growth, which remain uncertain and are influenced by external factors beyond the Council's control.
- 3.3.2 It would appear that how and where growth happens matters more than how much growth is planned for.

Council Response:

The merits of each of the growth options will be fully examined in the evidence to support the Preferred Strategy.

3.4 Feedback on the Spatial options

3.4.1 There is no clear single preferred spatial option, but there is a strong and consistent message that spatial strategy has major consequences for Welsh language sustainability, infrastructure pressure, and community cohesion. Many respondents argue that the choice of spatial option is the most important decision in the Plan.

3.4.2 A large proportion of respondents favour either Option A, Option B, or a hybrid of the two, while Option C is the most contested and least supported overall.

Council Response:

The merits of each spatial option will be fully examined in the evidence to support the Preferred Strategy. It is likely that a hybrid approach which seeks to deliver the maximum positive impacts and benefits will be explored.

Chapter 4

4.1 Conclusions and Next Steps

- 4.1.1 The engagement undertaken to date for the Anglesey New Local Development Plan has demonstrated broad support for the evolving strategic direction, including the emerging Key Issues, Vision and Objectives. Feedback received indicates that some refinements are required as the Preferred Strategy is prepared. In relation to future growth levels and spatial approaches, the Council will carefully reflect on the representations received. The comments will be considered as the Council drafts the Preferred Strategy and through the supporting evidence documents that consider options for Growth and Spatial Strategy.
- 4.1.2 The next formal step in the preparation of the New LDP will be the publication of the Preferred Strategy, supported by an updated and proportionate evidence base.
- 4.1.3 The Council is grateful for the contributions received from communities, stakeholders and organisations to date, which continue to play an important role in shaping the emerging Plan. However, once the Preferred Strategy is published, further comments will be invited. The Preferred Strategy consultation represents the first statutory stage of plan preparation, and responses received at this stage will directly inform the next phases of the New LDP.
- 4.1.4 In line with the Council's commitment to inclusive engagement, an Easy Read version of the Preferred Strategy will be prepared, alongside accessible supporting materials, including a visual and digital guide. Engagement will continue to be undertaken in accordance with the Community Involvement Scheme set out in the New LDP Delivery Agreement, ensuring opportunities for all communities and stakeholders to participate meaningfully in the process.
- 4.1.5 Up-to-date information on the New Local Development Plan, including published documents, supporting evidence and details of consultation activities, is available on the [Local Development Plan 2024 to 2039](#).

This page is intentionally left blank