

Isle of Anglesey County Council	
Report to:	Planning Policy Committee
Date:	10 th September 2025
Subject:	Overview of the Call for Sites process outcome
Portfolio Holder(s):	Cllr. Nicola Roberts (Planning, Public Protection and Climate Change)
Head of Service / Director:	Christian Branch Head of Regulation & Economic Development Service
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Local Members:	Applicable to all Elected Members

1.0 Purpose of Report

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

2.0 Decision required

- 2.1 This report is submitted for information only.

3.0 Call for Sites process and submissions

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

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

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

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

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

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

4.0 Next steps

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

5.0 Recommendation

- 5.1 That Members accept the report.