

Isle of Anglesey County Council	
Report to:	Planning Policy Committee
Date:	10 th September 2025
Subject:	Draft Annual Monitoring Report 2024-25
Portfolio Holder(s):	Cllr. Nicola Roberts (Planning, Public Protection and Climate Change)
Head of Service / Director:	Christian Branch Head of Regulation & Economic Development Service
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Local Members:	Applicable to all Elected Members

1.0 Purpose of Report

1.1 This report focuses on the following:

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

2.0 Decision required

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

3.0 Annual Monitoring Report (AMR)

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

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

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

- Permission granted for 88 new residential units during 2024/25;
- 249 units completed in 2024/25 (which exceeds the indicative Average Annual Requirement of 232 units for Anglesey¹).
- 104 affordable housing units completed in 2024-25 which is 41.76% of the total completions for the year.
- 2,697 units have been completed in Anglesey between the base date (2011/12) and 2024/25, whilst the trajectory anticipated a figure of 3,231 units.
- 63% of the housing units permitted during the AMR period are within Urban Service Centres. 16% of units have been permitted within Local Service Centres with a further 19% permitted in Villages, Clusters and Open Countryside.
- 1 affordable housing exception site (whole estates) was permitted during the AMR period, 1 rural enterprise dwelling was permitted and 0 affordable dwellings in open countryside (section 106 agreement) permitted. 1 Grade II listed outbuilding enabling development was also permitted.
- 44% of the units granted permission and completed since the Plan's adoption are affordable units (496 affordable units out of 1134 total units).
- No planning applications were approved for a type of development that would be considered as a 'highly vulnerable development' in accordance with Figure 2 of Technical Advice Note 15 (Development and Flood Risk). Further, all applications located (partly/fully) within the C2 flood zone complied with the tests as contained within TAN 15.
- A total of 8 planning applications were permitted on safeguarded employment sites in accordance with Policy CYF1. All of these applications were associated with uses in use classes B1, B2, and B8 or other existing uses located on the employment sites.
- The rate of economic growth on the Isle of Anglesey increased since the previous AMR and was higher than the Welsh average during the AMR period.
- There has been an increase of 9.6% in the overall number of commuters from Anglesey to Gwynedd during the last AMR period.
- One of the strategic objectives of the JLDP is to facilitate diversity in the rural economy. This is reflected in permissions granted during the AMR period for a range of employment uses such as:
 - tourism sites,
 - new business and retail units,
 - childcare units,
 - home beauty, artist and tattoo studios,
 - dog grooming business,

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

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

4.0 Recommendation

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