

Isle of Anglesey County Council	
Report to:	Planning Policy Committee
Date:	15 January 2026
Subject:	Draft Settlement Strategy Topic Paper
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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 introduce the draft Settlement Strategy Topic Paper, which sets out the proposed settlement hierarchy as part of the preparation of the new Local Development Plan (LDP), for initial discussion. The paper:

- Reviews the current policy guidance in relation to the requirement to undertake a settlement assessment to inform the emerging LDP;
- Reviews the approach taken in the existing JLDP methodology as well as by neighbouring authorities;
- Outlines the assessment methodology undertaken to identify the current role of settlements within the Anglesey LPA area;
- Identifies settlement tiers within which all settlements are categorised.

## 2.0 Decision required

2.1 That the Committee provides input into, and endorses the draft Settlement Strategy Topic Paper as the basis for the settlement hierarchy to be used in the emerging Anglesey LDP .

## 3.0 Planning Policy Context

3.1 The paper sets out the policy requirement to establish a settlement hierarchy as part of the process of developing a LDP:

- Future Wales: The National Plan 2040
- Planning Policy Wales (PPW) Edition 11 (2021)
- Development Plans Manual Edition 3 (March 2020)

3.2 Planning Policy guidance emphasises that an essential task with the creation of any land use plan is the creation of the settlement hierarchy. It defines the role of different settlements within an area and influences the distribution of the plan's housing and employment requirements.

3.3 The purpose of the Topic Paper is to assess and to identify settlements that have the potential to accommodate future 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 and their potential future roles.

3.4 The topic paper seeks to assess the role of settlements within the Plan Area and subsequently group settlements into different tiers / types based upon their role and function.

#### **4.0 Settlement Strategy Methodology**

4.1 The Anglesey and Gwynedd JLDP was formally adopted by both Councils in July 2017. The assessment underpinning the JLDP was carried out in February 2015 and the results informed the settlement hierarchy adopted by the Plan.

4.2 The approach taken in the Anglesey and Gwynedd JLDP was a detailed assessment to identify the current role of centres within the JLDP area. Different facilities and services were identified within each settlement and a score was given for these. The score given to each settlement was then used to categorise these settlements into different types of settlement within the area. Individual settlements were subsequently placed in the relevant category with a description of the type of development anticipated within such categories.

4.3 Following consideration of the approach undertaken for the Anglesey and Gwynedd JLDP, the approach adopted by other Local Planning Authorities and updated national planning policy guidelines, it was decided to base the assessment under the following broad categories:

- **Population Size**
- **Transport and Accessibility** - the level of sustainable transport and accessibility to transport networks in and around settlements.
- **Employment Opportunities** - the level of employment opportunities in and around settlements.
- **Services and Facilities** - the availability of local services and facilities in and around settlements.

4.4 A total of 87 settlements have been included in the appraisal. The settlements in Anglesey considered in the Anglesey and Gwynedd JLDP have been reassessed for the purposes of establishing a settlement hierarchy for the LDP.

4.5 To ensure that full consideration was given towards the different roles of settlements, it was decided that a wide range of services be part of the assessment. These were in six broad categories being Education, Health, Leisure, Retail, Transport and Economy and includes the services that are part of the Welsh Index of Multiple Deprivation (2019) access to services.

4.6 The final indicators used for the purpose of the assessment were therefore as follows:

Assessment Criteria	Identified Service Facility
<b>Population Size</b>	<ul style="list-style-type: none"> <li>Number of Residents</li> </ul>
<b>Transport and Accessibility</b>	<ul style="list-style-type: none"> <li>Transport Node</li> <li>Bus Service</li> <li>Train Service</li> <li>Highway Network</li> </ul>
<b>Employment Opportunities</b>	<ul style="list-style-type: none"> <li>Employment Site</li> <li>Shops and Small Businesses</li> </ul>
<b>Services and Facilities</b> <i>(Services identified in WIMD 2019 in bold)</i>	<ul style="list-style-type: none"> <li><b>Primary Schools</b></li> <li><b>Secondary Schools</b></li> <li><b>Doctor's Surgery</b></li> <li>Dentist</li> <li>Library</li> <li><b>Sports Facility/Leisure Centre</b></li> <li><b>Post Office</b></li> <li><b>Pharmacy</b></li> <li><b>Broadband Coverage</b></li> <li>Mobile Phone Coverage</li> <li><b>Large Food Store</b></li> <li><b>Convenience Food Shop</b></li> <li>Hospital</li> <li>Community Centre/Village Hall</li> <li>Public House</li> <li>Café/Restaurant/Takeaway</li> <li>Bank/Building Society</li> <li><b>Petrol Station</b></li> <li>College</li> <li>Cash Point</li> <li>Place of Worship</li> <li>Optician</li> </ul>

	<ul style="list-style-type: none"> <li>• Cinema/Theatre</li> <li>• Other Retail Shop</li> <li>• Nursery/Playgroup</li> <li>• Police Station</li> <li>• Fire Station</li> </ul>
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4.7 A desktop assessment of existing services and facilities was undertaken for all settlements early in 2025. The desktop study, using available data by means of local knowledge, information on the internet and the Council's mapping system was used to establish a baseline of facilities and services that are known to be present within the settlements, such as the location of village halls, doctors' surgeries, post offices, bus stops and employment opportunities.

4.8 Each settlement was then assessed against a scoring system and ranked according to its overall score. The ranking provides an initial quantitative sustainability assessment which is limited to the measurable factors identified. These criteria have graded the settlements and shaped the hierarchy so that development is directed to sustainable settlements. Such settlements ensure that alongside homes, jobs and transport infrastructure, all local people have ready access to those services and facilities they need for their everyday lives and that contribute positively to the health and well-being of the community. Many factors influence the community's health, including lifestyles, the living environment, the opportunities to exercise and the access to health facilities, education, community facilities, childcare, provision for youths, sporting facilities, natural green spaces and open space. A wider sense of well-being is influenced by a variety of factors such as opportunities for work and recreation, personal relations, feelings of safety and community.

## 5.0 Settlement Tiers

5.1 The next stage of the settlement hierarchy assessment was to identify the broad categories of settlements that exist within the Plan area. Five broad categories of settlements within the Plan area have been identified. The tiers set out within the settlement hierarchy are as follows:

- **Sub-regional Service Centre** - Centres which have a comprehensive range of employment, retail, community and service facilities that serve their own population as well as a wide catchment area;
- **Urban Service Centre** - Centres that provide the essential service needs of own population and the wider catchment area. Have a relatively high number and variety of employment, retail, service and community opportunities that serve their own population as well as a wide catchment area. Has good public transport links.
- **Local Service Centres** - Centres that provide the essential service needs of own population and immediate catchment area. Has some employment,

retail, service and community opportunities and good accessibility by public transport to higher order centres;

- **Villages** – settlements that have at least one of the identified Key Services and a limited number of other services that serve the settlement and lower level Clusters in its immediate vicinity;
- **Clusters** - these are mostly small settlements containing a tight, sufficient and easily defined cluster of houses. However, none of the clusters contain a sufficient supply of facilities or services and are therefore dependent on higher order centres;
- **Undefined Rural Settlements** – these settlements have no development boundary and instead, development is guided by national and local policies designed to protect the countryside.

5.2 The cut off point between each tier has been determined using professional planning judgement based on the general sustainability of settlements. The cut off points also occur at natural breaks in the data.

5.3 Based on the scoring for each settlement assessed, all settlement 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 JLD. 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 JLD. 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 Rostrehwfa have been upgraded from a Cluster to a Local Village;
- Llanrhuddlad, Pencaernisiog, Carreglefn, Llanfaethlu, Llanddona, and Llanbedrgoch have been downgraded from Villages to Clusters.

5.4 The Settlement Strategy Topic Paper will inform the Growth Strategy of the new Plan in due course.

## 6.0 Questions to Consider

**Question 1** - Should all the present settlements be considered whilst developing the new hierarchy? Should any additional settlements be considered for inclusion?

**Question 2** – Are there any other facilities / services that should be considered in the assessment?

**Question 3** - Do you agree with this process for assessing the settlements?

## **7.0 Recommendation**

7.1 It is recommended that Members consider and endorse the draft Settlement Hierarchy methodology which is included in Appendix 1.

# Ynys Môn Local Development Plan

## Topic Paper 4: Settlement Strategy

## Background

This is one of a range of topic papers prepared to offer more detailed information and explain the approach of the Plan to different topics and issues affecting the Anglesey Local Development Plan (LDP) Area. This paper will look specifically at developing the settlement strategy. It will explain the background which will help to identify the issues, objectives and options for the LDP.

The Local Development Plan (LDP) shapes the future growth of communities in the Local Development Plan Area and will set out the policies and land allocations against which planning applications will be assessed.

The purpose of this assessment is to identify settlements that have the potential to accommodate future 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 and their potential future roles

The topic paper will seek to assess the role of settlements within the Plan Area and subsequently group settlements into different tiers / types based upon their role and function.

The paper should be read in conjunction with the Growth and Spatial Distribution Topic Papers which provide the link on housing and economic supply figures throughout the county.

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## 1. Introduction

- 1.1 A key requirement for the new Anglesey Local Development Plan (LDP) is to establish a Sustainable Settlement Hierarchy. The purpose of a Sustainable Settlement Hierarchy is to ensure that the right development takes place in the right locations with the best access to a wide range of services, facilities, and employment opportunities, whilst minimising car usage and the need to travel.
- 1.2 This paper uses the principles of sustainability to assess the hierarchy of settlements to establish the most suitable locations for new development. It identifies the national objectives to be considered in establishing a settlement hierarchy and compares these with key local characteristics of the area.
- 1.3 The adopted Anglesey and Gwynedd Joint Local Development Plan set a settlement hierarchy based on analysis of the characteristics of each settlement. The hierarchy and policies within the Plan controlled the rate and location of new development.
- 1.4 There is a need to review the settlement hierarchy in the new LDP for the following reasons:
  - The need to ensure that the LDP has regard to local and national planning policy including the Future Wales the National Plan 2040;
  - The need to ensure that the LDP is consistent, as far as practical, with LDP's produced by neighbouring authorities;
  - Some settlements have experienced losses/gains in community facilities, which may impact on their overall sustainability and capacity to accommodate future growth.

## 2. National Planning Policy

### ***Future Wales: The National Plan 2040***

2.1 Future Wales: The National Plan 2040 (Future Wales) is a development plan, which outlines how Wales will change over the period 2020-2040. This relates to both urban and rural development. One of the visions contained in the Plan states that "*In rural areas, job opportunities and community services will be supported to help attract and retain people. A balance will be found between development and preserving the character of rural Wales, ensuring our small towns and villages have bright futures as attractive places to live and work. The rural economy will be thriving and communities will be well connected digitally and physically.*"

2.2 The Plan states that "*The spatial strategy and settlement hierarchy of a development plan are powerful tools in influencing where growth is located and how much land is developed. They define whether development will be concentrated in one place or dispersed across a wide area. These aspects of a plan determine whether the size and character of a place remain constant or are gradually changed, whether people live in places near or far away from places of work, and whether they need a car to access day-to-day services and community facilities. These are important decisions, affecting people's quality of life and influencing how resilient places are.*"

2.3 Future Wales identifies Anglesey as being within the North Region which also includes Gwynedd, Conwy, Denbighshire, Flintshire and Wrexham. Within the North Region, Future Wales identifies the following Regional Growth Areas:

- Holyhead
- Caernarfon and Bangor
- Llandudno and Colwyn Bay
- Rhyl and Prestatyn

2.4 Only Holyhead is located within the Anglesey LPA. Policy 21 supports sustainable growth and regeneration in regionally important towns along the northern Coast. Holyhead, Caernarfon, Bangor, Llandudno, Colwyn Bay, Rhyl and Prestatyn will be a focus for managed growth and they have an important subregional role complementing the National Growth Area of Wrexham and Deeside. It advises that Local Development Plans should recognise the roles of these places as a focus for housing, employment, tourism, public transport and key services within their wider areas and support their continued function as focal points for subregional growth.

**Diagram 1: Regional Strategy for the North Region (Future Wales)**



**Planning Policy Wales (PPW) Edition 11 (2021)**

2.5 PPW sets out the land use planning policies and overarching sustainable development goals for Wales. PPW does not provide specific guidance on establishing a settlement hierarchy for LDP's.

2.6 To achieve sustainable placemaking PPW states that development plans should:

- identify areas and sites for new development...based not only on the consideration of the needs of existing urban and rural areas but also future relationships between urban settlements and their rural hinterlands, particularly in the light of ensuring strong rural and urban communities, maintaining places which are resilient to the effects of social and economic change and are resilient in the light of the impacts of climate change (para 3.41);
- include a spatial strategy covering the lifetime of the plan which establishes a pattern of development improving social, economic, environmental and cultural well-being (para 3.42);
- prioritise the use of suitable and sustainable previously developed land and/or underutilised sites for all types of development (para 3.43);
- promote viable urban and rural retail and commercial centres as the most sustainable locations to live, work, shop, socialise and conduct business (para 4.3.3);

- ensure new development is located and designed in a way which minimises the need to travel, reduces dependency on the private car and enables sustainable access to employment, local services and community facilities (para 4.0.3);
- conserve and, where possible, enhance the countryside for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value and for its landscape and natural resources...balanced against the economic, social and recreational needs of local communities and visitors (para 3.38); and
- foster adaptability and resilience for rural places in the face of the considerable challenge of maintaining the vibrancy of communities and availability of services as well as contributing to the Cohesive Communities well-being goal (para. 3.38).

2.7 PPW also seeks to emphasise the link between the number of homes to be provided and the expected job opportunities, as well as the location of any new development in relation to existing or planned infrastructure. This is seen as important to minimise the need to travel, reduce private car reliance and increase opportunities for cycling, walking and the use of public transport. Development plans are deemed to “*...provide the main means for achieving integration between land use and transport planning*” (para 4.1.5).

2.8 Paragraph 3.40 states that “*Local service centres, or clusters of smaller settlements where a sustainable functional linkage can be demonstrated, should be designated by local authorities as the preferred locations for most new development including housing and employment provision. The approach should be supported by the service delivery plans of local service providers.*”

2.9 Paragraph 3.51 advises that higher densities should be encouraged in urban centres and near major public transport nodes or interchanges, to generate a critical mass of people to support services such as public transport, local shops and schools.

2.10 At the same time, PPW recognises that for most rural areas the opportunities for reducing private vehicle use and increasing walking, cycling and use of public transport are more limited than in urban areas. Consequently, it advises that, “*Development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat, and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity. However, new building in the open countryside away from existing settlements or areas allocated for*

*development in development plans must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area” (Para 3.1.2).*

- 2.11 Paragraph 3.39 of PPW states that in rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. Development in these areas should embrace the national sustainable placemaking outcomes and, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys.
- 2.12 The wording of PPW indicates the value that should be given to the open countryside and the protection of it. Development boundaries therefore provide an opportunity for policy to direct development towards more sustainable locations, avoiding impacts on the open countryside.

#### ***Development Plans Manual Edition 3 (March 2020)***

- 2.13 Paragraph 5.1.5 of the development Plans Manual advises that “*LPAs should consider the most practicable way of presenting the results of the assessments, such as scoring system, or RAG (Red, Amber or Green) analysis. This assessment should form the basis for the settlement hierarchy, identifying which settlements are most sustainable and have capacity to deliver growth*”.
- 2.14 In summary, therefore, the key messages from national guidance and existing documents are that:
  - Most development should be directed to existing settlements to help maximise accessibility to employment, education and services by walking, cycling and public transport.
  - The focus for development should be in urban areas and key service centres that are well served by public transport and other services and facilities. Development may be provided for in villages and other small rural communities where needed to contribute to their sustainability and wellbeing goals.
  - In rural areas, development should be focused on settlements that can act as centres for surrounding areas.

### **3. Settlement Hierarchy Assessment Methodology in Other Authorities**

### ***Existing JLDP Methodology***

3.1 This section reviews the Settlement Hierarchy contained within the current Anglesey and Gwynedd JLDP for contextual purposes. The Anglesey and Gwynedd JLDP was formally adopted by both Councils in July 2017. The assessment underpinning the JLDP was carried out in February 2015 and the results informed the settlement hierarchy adopted by the Plan.

3.2 The approach taken in the Anglesey and Gwynedd JLDP was a detailed assessment to identify the current role of centres within the JLDP area. Different facilities and services were identified within each settlement and a score was given for these. The score given to each settlement was then used to categorise these settlements into different types of settlement within the area. Individual settlements were subsequently placed in the relevant category with a description of the type of development anticipated within such categories.

3.3 The methodology used was based on i) size of settlements; ii) the range of services and facilities present; and iii) public transport provision. Scoring of each settlement was based upon the type of services as defined by the Welsh Index of Multiple Deprivation with certain services given a higher score dependent upon their size; a higher score given for a number of certain services in a settlement; and for certain services their individual score is multiplied by the number of services available in a settlement.

3.4 This led to a 6-tier settlement hierarchy which is shown in table 1 and diagram 2 below:

- Sub-regional Centre (1 settlement – not in Anglesey)
- Urban Service Centres (7 settlements – 3 in Anglesey)
- Local Service Centres (20 settlements – 10 in Anglesey)
- Service Villages (11 settlements – 3 in Anglesey)
- Local Rural & Coastal Villages (76 settlements – 30 in Anglesey)
- Clusters (87 settlements – 42 in Anglesey).

3.5 The JLDP defined development boundaries around the Sub-Regional Centre, Urban Service Centres, Local Service Centres, and Service/ Local/ Coastal/ Rural Villages. Clusters do not have development boundaries. Here development is required to relate well to the existing built form, which is shown on the Proposals Maps by colouring buildings that form their core. Development boundaries and Clusters were drawn in order to:

- i) Prevent unacceptable development in the countryside and provide certainty and clarity as to where the exception policies (on the edge of settlements) could be applied;
- ii) Avoid the coalescence of settlements or parts of the same settlement, new ribbon development or a fragmented development pattern;
- iii) Identify areas where development proposals could be approved; and
- iv) to promote the efficient and appropriate use of land.

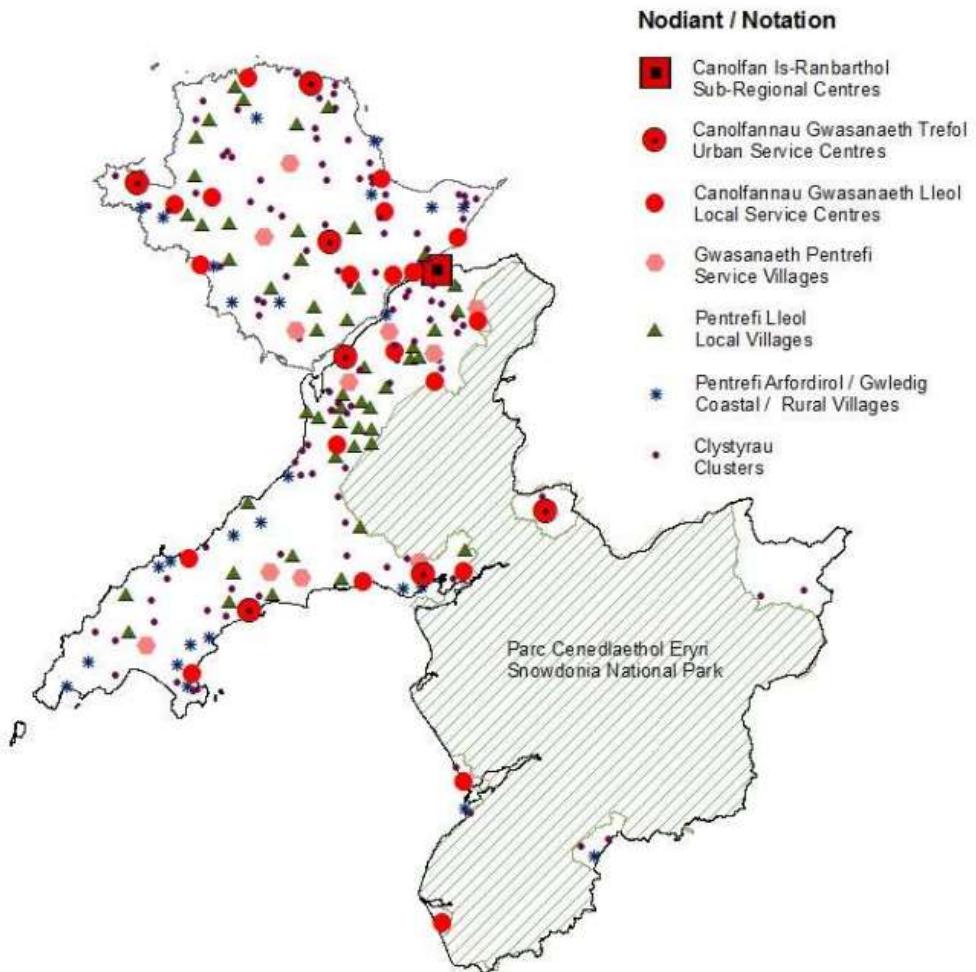
**Table 1: Settlement Hierarchy in the Anglesey and Gwynedd**

**JLDP – Anglesey settlements only**

<b>Adopted LDP (2011 – 2026) Settlement Hierarchy</b>	
<b>Urban Service Centres</b>	
Amlwch, Holyhead, Llangefni	
<b>Local Service Centres</b>	
Benllech, Bodedern, Cemaes, Gaerwen, Llanfair Pwllgwyngyll, Menai Bridge, Pentraeth, Valley, Beaumaris, Rhosneigr	
<b>Service Villages</b>	
Gwalchmai, Newborough, Llanerchymedd	
<b>Local Villages</b>	
Bethel, Bodffordd, Bryngwran, Brynsciencyn, Caergeiliog, Dwyran, Llandegfan, Llanddaniel-fab, Llanfachraeth, Llanfaethlu, Llanfechell, Llanfihangel-yn-Nhywyn, Llangaffo, Llangristiolius, Llanrhuddlad, Pencaernisiog, Penysarn, Rhosybol, Talwrn, Tregele	
<b>Coastal / Rural Villages</b>	
Aberffraw, Carreglefn, Llanbedr goch, Llanddona, Llanfaelog, Llangoed, Malltraeth, Four Mile Bridge, Moelfre, Trearddur bay	
<b>Clusters</b>	
Bodorgan, Bro Iarddur (Trearddur Bay), Bryn Du, Brynminceg (Old Llandegfan), Brynrefail, Brynteg, Bryn y Mor (Valley), Bwlch Gwyn, Capel Coch, Capel Mawr, Carmel, Cerrig-mân, Cichle, Glan-yr-afon (Llangoed), Glyn Garth, Gaerwen Station, Haulfre (Llangoed), Hebron, Hendre Hywel (Pentraeth), Hermon, Llan-faes, Llangadwaladr, Llansadwrn, Llanyngchedl, Llynfaes, Marian-glas, Nebo, Pen y Marian, Penlon, Penmon, Pentre Berw, Pentre Canol (Holyhead), Bull Bay, Rhoscefnhir, Rhos-meirch,	

Rhostrehwfa, Rhyd-wyn, Star, Red Wharf Bay, Trefor, Tyn Lôn (Glan yr Afon), Tyn-y-gongl

**Diagram 2: Distribution of settlements in the JLDP:**



#### **Approach in Neighbouring Local Planning Authorities**

3.6 This section reviews the approach undertaken in neighbouring authorities for comparison purposes, before outlining the agreed approach for undertaking an assessment of the current role of settlements within the Anglesey Plan Area. Below is a summary of the approach undertaken in neighbouring authorities in creating their own settlement strategy:

**Table 2: Settlement Hierarchy Methodology in Neighbouring Authorities**

Local Planning Authority	Approach Undertaken
<b>Conwy Local Development Plan 2018-2033</b>	<p>A tiered process is adopted to group settlements of similar characteristics in terms of population size, facilities, growth pressures and available services.</p> <p>The Plan follows a six-tier approach as follows:</p> <ul style="list-style-type: none"> <li>• Urban Areas</li> <li>• Key Service Centre</li> <li>• Tier One Main Villages</li> <li>• Tier Two Main Villages</li> <li>• Minor Villages</li> <li>• Hamlets</li> </ul>
<b>Eryri Local Development Plan 2016-2031</b>	<p>Three elements looked at being:</p> <ul style="list-style-type: none"> <li>• Services and facilities</li> <li>• Public transport provision</li> <li>• Estimated population of settlements</li> </ul> <p>This led to a 4-tier settlement hierarchy as follows:</p> <ul style="list-style-type: none"> <li>• Local Service Centres (2 settlements)</li> <li>• Service Settlements (5 settlements)</li> <li>• Secondary Settlements (39 settlements)</li> <li>• Smaller Settlements (29 settlements)</li> </ul>

<p><b>Denbighshire Replacement Local Development Plan 2018-2033</b></p>	<p>Settlements were classified with consideration given to the following factors:</p> <ul style="list-style-type: none"> <li>• Size of settlement</li> <li>• Available services</li> <li>• Transport provision</li> </ul> <p>This led to a 5-tier settlement hierarchy as follows:</p> <ul style="list-style-type: none"> <li>• Main Centre (6 settlements)</li> <li>• Local centre (5 settlements)</li> <li>• Village (21 settlements)</li> <li>• Unserviced villages (7 settlements)</li> <li>• Open countryside (all other settlements)</li> </ul>
<p><b>Powys</b></p>	<p>Classification of settlements based on 4 principles:</p> <ul style="list-style-type: none"> <li>• Transport provision and accessibility</li> <li>• Availability of local facilities and services</li> <li>• Level of employment opportunities</li> <li>• Broadband provision within settlements.</li> </ul> <p>This led to a 6-tier settlement hierarchy.</p>

3.7 Whilst variations exist in the methodology undertaken by different authorities, there are certain factors that form part of the assessment used by all authorities namely:

- size of settlements;
- range of services and facilities; and
- public transport provision.

## 4. Settlement Appraisal Methodology For The Anglesey LDP

### **Methodology**

4.1 This chapter outlines the detailed assessment undertaken to identify the current role of settlements within the Anglesey LPA area. A total of 88 settlements have been included in the appraisal. The settlements in Anglesey considered in the Anglesey and Gwynedd JLDP have been re-assessed for the purposes of establishing a settlement hierarchy for the LDP.

4.2 Following consideration of the approach undertaken for the Anglesey and Gwynedd JLDP, the approach adopted by other Local Planning Authorities and updated national planning policy guidelines, it was decided to base the assessment under the following broad categories:

- **Population Size**
- **Transport and Accessibility** - the level of sustainable transport and accessibility to transport networks in and around settlements.
- **Employment Opportunities** - the level of employment opportunities in and around settlements.
- **Services and Facilities** - the availability of local services and facilities in and around settlements.

4.3 To ensure that full consideration was given of the different roles of settlements, it was decided that a wide range of services be part of the assessment. These were in six broad categories, these being Education, Health, Leisure, Retail, Transport and Economy and includes the services that are part of the Welsh Index of Multiple Deprivation (2019) access to services.

4.4 Identifying key services and giving greater weight to these should provide clarity in categorising settlements, especially for smaller settlements which have fewer facilities than the larger centres. The Welsh Index of Multiple Deprivation (WIMD) 2019 collects data based on access to services. The access to services domain contains nine indicators of travel time to various services and facilities considered necessary for day to day living. These services include public and private travel times to food shops, GP surgeries, primary and secondary schools, post offices, public libraries, pharmacies, petrol stations, and sports facilities.

4.5 A digital services indicator was newly added in WIMD 2019, measuring access to superfast broadband. Digital connectivity is becoming increasingly important to

consider both in the context of wider settlement connectivity as well as the growing importance of people working from home. In WIMD 2019, digital access was measured through access to superfast broadband (speeds of at least 30Mbps), with the indicator being the proportion of residential properties in a Lower Super Output Area unable to achieve these speeds. This speed is considered the minimum required to be able to carry out online tasks essential to day-to-day life.

- 4.6 In order to ensure consistency, it is suggested that the services and facilities identified in the settlement hierarchy methodology be broadly the same as the nine indicators used in the WIMD.
- 4.7 The final indicators used for the purpose of the assessment were therefore as follows:

Assessment Criteria	Identified Service Facility
<b>Population Size</b>	<ul style="list-style-type: none"> <li>• Number of Residents</li> </ul>
<b>Transport and Accessibility</b>	<ul style="list-style-type: none"> <li>• Transport Node</li> <li>• Bus Service</li> <li>• Train Service</li> <li>• Highway Network</li> </ul>
<b>Employment Opportunities</b>	<ul style="list-style-type: none"> <li>• Employment Site</li> <li>• Shops and Small Businesses</li> </ul>
<b>Services and Facilities</b> <i>(Services identified in WIMD 2019 in bold)</i>	<ul style="list-style-type: none"> <li>• Primary Schools</li> <li>• Secondary Schools</li> <li>• Doctor's Surgery</li> <li>• Dentist</li> <li>• Library</li> <li>• Sports Facility/Leisure Centre</li> <li>• Post Office</li> <li>• Pharmacy</li> <li>• Broadband Coverage</li> <li>• Mobile Phone Coverage</li> <li>• Large Food Store</li> <li>• Convenience Food Shop</li> <li>• Hospital</li> <li>• Community Centre/Village Hall</li> </ul>

	<ul style="list-style-type: none"> <li>• Public House</li> <li>• Café/Restaurant/Takeaway</li> <li>• Bank/Building Society</li> <li>• <b>Petrol Station</b></li> <li>• College</li> <li>• Cash Point</li> <li>• Place of Worship</li> <li>• Optician</li> <li>• Cinema/Theatre</li> <li>• Other Retail Shop</li> <li>• Nursery/Playgroup</li> <li>• Police Station</li> <li>• Fire Station</li> </ul>
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4.8 A desktop assessment of existing services and facilities was undertaken for all settlements early in 2025. The desktop study, using available data by means of local knowledge, information on the internet and the Council's mapping system was used to establish a baseline of facilities and services that are known to be present within the settlements, such as the location of village halls, doctors' surgeries, post offices, bus stops and employment opportunities.

4.9 Each settlement was then assessed against a scoring system and ranked according to its overall score. The ranking provides an initial quantitative sustainability assessment which is limited to the measurable factors identified. These criteria have graded the settlements and shaped the hierarchy so that development is directed to sustainable settlements.

#### ***Scoring System***

4.10 The Development Plans Manual (2020) suggests either using a scoring system or RAG analysis (Red, Amber, Green analysis) to present the results of the assessment. For continuity purposes, and as the original methodology used in the JLDP process is still considered robust, the same scoring methodology used in the JLDP has been adopted for each of the broad categories outlined in paragraph 4.2. Appendix 1 outlines the source and method used to collect data relating to each assessment category.

4.11 It was considered that giving the same score for each service would be too simplistic and could lead to problems in identifying variations between medium and smaller settlements in terms of their role in the area.

4.12 Certain services are given a scaled score based upon the size of the service. This method allows for a higher score to be given towards larger facilities within certain

centres. Due to the difficulty in gathering information and the suitability of categorising certain services this will not be suitable for all the facilities considered in this assessment. The following services will have a score based on their size:

- population size;
- large food store;
- bus service;
- train service; and
- employment.

4.13 It was considered that a higher score should be provided for the number of the same service within a settlement. This option would ensure that there is variation in the score between settlements with a different number of facilities. This should ensure greater variation between different settlement types to make it easier to categorise them. The following services will have a variation score based upon the number of these within a settlement:

- nursery/playgroup;
- college;
- hospital;
- pharmacy;
- optician;
- community centre / village hall;
- cinema / theatre;
- place of worship;
- large food stores;
- public house;
- other retail shops;
- petrol station;
- bank /building society; and
- cash point.

4.14 For most of the key services identified in paragraph 4.4 above, their score should be multiplied by the number of services in a settlement e.g. if primary schools score 4pts each then a total score of 12pts would be given if there are 3 primary schools in a settlement. The following services' score will be multiplied based upon the number of services within a settlement:

- primary school;
- secondary school;
- doctor's surgery;
- dentist;
- leisure Centre;
- library;
- post office;

4.15 The table below identifies the services and facilities that are included within this methodology and the basis of their scoring.

**Table 3 Scoring Methodology Applied to Identify Role of Centres Within the LDP Area**

Service Scored	Basis of Score		
	Key Service (as identified in WIMD)	Score based on size of service	Number of units given a higher score
<b>Sustainable Transport and Accessibility</b>			
Transport Node	X	X	X
Bus Service	X	✓	X
Train Service	X	✓	X
Highway Network	X	X	X
<b>Availability of Local Services and Facilities</b>			
Primary Schools	✓	X	X
Secondary Schools	✓	X	X
Doctor's Surgery	✓	X	X
Dentist	✓	X	X
Library	✓	X	X
Leisure Centre	✓	X	X
Post Office	✓	X	X
Pharmacy	✓	X	X
Broadband Coverage	✓	X	X
Large Food Store	X	✓	✓
Hospital	X	X	✓
Community Centre	X	X	✓
Public Houses	X	X	✓
Bank / Building Society	X	X	✓
Petrol Station	X	X	✓
College	X	X	✓

Cash Point	X	X	✓
Place of Worship	X	X	✓
Optician	X	X	✓
Cinema / Theatre	X	X	✓
Other Retail Shops	X	X	✓
Nursery / Playgroup	X	X	✓
Police Station	X	X	X
Fire Station	X	X	X
<b>Employment Opportunities</b>			
Employment Site	✓	✓	X
Shops and Small Businesses	✓	✓	✓
<b>Population</b>			
Estimated Population	X	✓	X

### Scoring of Individual Services

#### *Transport and Accessibility*

4.16 Transport and Accessibility focuses on sustainable transport on the basis that its provision reduces the need to travel by car and enables access to a wider range of amenities by sustainable transport modes. It also assesses accessibility to transport networks. In order to measure the principles, the following factors have been assessed:

- the frequency of public transport services within / in proximity to a settlement;
- accessibility to a railway station; and
- a settlement's proximity to a strategic highway network.

**Table 4: Scoring System for Sustainable Transport and Accessibility**

Transport Node	
Method	For the purposes of this assessment they have been defined as a settlement that has either: (i) main Bus Route and Railway Station in the settlement; or (ii) more than one Main Bus Route passing through the settlement. Main bus route is based on maps in the Anglesey bus timetable.
Scoring System	3pts if it is a Transport Node
Bus Service within settlement	
Method	Each Monday to Friday journey in any direction has been

Scoring System	recorded. This gives an overall total number of daily journeys 0 = 0pts 1 to 11 = 1pt 12 to 19 = 2pts 20+ = 3pts
<b>Train Service</b>	
Method	Each Monday to Friday journey in any direction has been recorded. This gives an overall total number of daily journeys for each settlement with a rail station.
Scoring System	0 = 0pts 1 to 11 = 1pt 12 to 19 = 2pts 20+ = 3pts
<b>Proximity of settlement to the strategic highway network</b>	
Scoring System	Less than 3 miles = 3pts Between 3 and 5 miles = 2pts Greater than 5 miles = 0pts

### **Employment Opportunities**

4.17 This principle relates to employment opportunities in or around settlements. This gives an indication of the economic sustainability of a settlement, including the potential to reduce the distance needed to travel to work. In order to measure the above, the following factors have been assessed:

- Proximity of settlement to employment sites;
- Number of shops and small businesses in the settlement

**Table 5: Scoring System for Employment Opportunities**

<b>Employment Site</b>	
Method	Active Employment Site within the settlement
Scoring System	Safeguarded Employment Site within Settlement = 10 pts Less than 3 miles = 5 pts Between 3 – 5 miles = 2 pts Greater than 5 miles = 0pts
<b>Shops and Small Businesses</b>	
Method	Centres categorised based upon the scale of employment in the centre. Whilst not exclusive, below is the broad guide for this categorisation: None (D) – no shops or businesses in the settlement.

	<p>Small (B) – 2 shops / businesses and /or a workplace such as a primary school.</p> <p>Medium (C) – 3 or 4 shops with workshops and a workplace such as a primary school.</p> <p>Large (M) – A number of shops and small businesses with a large employment estate</p>
Scoring System	<p>None (D) = 0pt</p> <p>Small (B) = 2pts</p> <p>Medium (C) = 5pts</p> <p>Large (M) = 10pts</p>

### *Services and Facilities*

4.18 This principle considers the ability of a settlement to provide for the daily needs of residents by assessing the availability of services and facilities including digital connectivity. Each settlement has been analysed in terms of the number and range of services and facilities available as follows:

**Table 6: Scoring System for Availability of Key Facilities and Services**

<b>KEY SERVICES</b> <b>(As identified in WIMD 2019)</b>	
<b>Primary Schools</b>	
Method	Identify how many schools were within individual settlements. Only those within 800 metres to the edge of the settlement were chosen. This means that some of the area's schools fall into the open countryside.
Scoring System	4pts for each school
<b>Secondary Schools</b>	
Method	Identify how many schools were within individual settlements. Only those within 800 metres to the edge of the settlement were chosen this means that some schools fall into the open countryside.
Scoring System	5pts for each school.
<b>Doctor's Surgery</b>	
Method	Identify all those settlements which contain a GP surgery
Scoring System	3pts for each surgery.

<b>Dentist</b>	
Method	Identify all settlements with a Dentist surgery
Scoring System	3pts for each surgery.
<b>Library</b>	
Method	Identify those listed on the Council's website as libraries within individual settlements.
Scoring System	3pts for each library
<b>Leisure centre</b>	
Method	Identify those listed on the Council's website as leisure centres within the area.
Scoring System	3pts for each Leisure centre
<b>Post Office</b>	
Method	It involved counting all the post offices within the area even if they are only open on certain days in a week. Mobile post office services and post offices within other shops have also been counted.
Scoring System	3pts for each post office
<b>Convenience Shop</b>	
Method	Any convenience shop within a centre should be given 3pts but not to multiply this by the number of convenience shops in a Settlement for weighting purposes..
Scoring System	3pts if the settlement has a convenience shop.
<b>Pharmacy</b>	
Method	Consideration is given within this assessment to pharmacies which are part of an associated shop selling pharmaceutical Products.
Scoring System	0 = 0pt 1 = 1pt 2 to 5 = 2pts 6+ = 3pts
<b>Broadband Coverage</b>	
Method	Broadband coverage - % of premises receiving (1) superfast broadband speeds (30-100MB/s) and (2) ultrafast broadband speeds (>100MB/s).
Scoring System	+95% premises receiving superfast broadband = 1 pts +50% premises receiving ultrafast broadband = 2 pts
<b>OTHER SERVICES</b>	

<b>Large Food Store</b>	
Method	Based upon stores of over 500 square metres floorspace.
Scoring System	0 = 0pt 1 = 1pt 2 to 5 = 2pts 6+ = 3pts
<b>Hospital</b>	
Method	Identify all those settlements which contain either a Community Hospital or a General Hospital
Scoring System	Community Hospital = 3pts
<b>Community Centre</b>	
Method	Number of village halls / community centres in the settlement.
Scoring System	0 = 0pt 1 = 1pt 2 to 5 = 2pts 6+ = 3pts
<b>Public Houses</b>	
Method	Number of public houses within the settlement.
Scoring System	0 = 0pt 1 = 1pt 2 to 5 = 2pts 6+ = 3pts
<b>Bank / Building Society</b>	
Method	Number of facilities within the settlement.
Scoring System	0 = 0pt 1 = 1pt 2 to 5 = 2pts 6+ = 3pts
<b>Petrol Station</b>	
Method	Identify those in settlements or within 800 metres of a settlement.
Scoring System	0 = 0pt 1 = 1pt 2 to 5 = 2pts 6+ = 3pts
<b>College</b>	

Method	Identify settlements which contain a College site.
Scoring System	Further Education College = 3pts Higher Education College = 8pts
<b>Cash Point</b>	
Method	For the purpose of this work it is only those that are available 24 hours a day that have been assessed.
Scoring System	0 = 0pt 1 = 1pt 2 to 5 = 2pts 6+ = 3pts
<b>Place of Worship</b>	
Method	Count the number in each individual settlement.
Scoring System	0 = Opt 1 = 1pt 2 to 5 = 2pts 6+ = 3pts
<b>Optician</b>	
Method	Identification over the number of opticians in each settlement.
Scoring System	0 = Opt 1 = 1pt 2 to 5 = 2pts 6+ = 3pts
<b>Cinema / Theatre</b>	
Method	Number of cinemas and/or theatres in each settlement.
Scoring System	0 = Opt 1 = 1pt 2 to 5 = 2pts 6+ = 3pts
<b>Other Retail Shops</b>	
Method	Shops that would be counted as being in another category were not counted within this category e.g. convenience shop, optician etc. The primary use of a unit is considered in defining whether it is categorised as a shop for this assessment.
Scoring System	0 = 0pts 1 to 5 = 1pt 6 to 10 = 5pts 11+ = 10pts

<b>Nursery / Playgroups</b>	
Method	Counting how many different groups e.g. playgroups, pre-schools etc. were within a particular settlement.
Scoring System	0 = 0pts 1 = 1pt 2 to 5 = 2pts 6+ = 3pts.
<b>Police Station</b>	
Method	Identify those within settlements.
Scoring System	1pt for each police station
<b>Fire Station</b>	
Method	Identify those within settlements.
Scoring System	1pt for each police station
<b>Mobile Phone Coverage</b>	
Method	Mobile phone coverage – (EE, Vodafone, O2 and Three)
Scoring System	4G – signal with 2 or more networks = 1 pts 5G – signal with 2 or more networks = 1 pts

4.19 The Development Plans Manual (2020) recommends that the size of a settlement be taken into account in the settlement assessment. In order to do this, the size of the settlement will be considered in apportioning the growth within each tier. For the purposes of this assessment, population numbers are derived from the 2021 Census using output areas which constitute each settlement. The scoring for population size has been applied based on the categories set out in Table 7 below.

**Table 7: Scoring System for Population Size**

Population Size	Score
0 – 100	1
101 – 250	2
251- 500	3
501 – 1,000	4
1,001 – 2,500	5
2,501 – 5,000	6
5,001 +	7

4.20 The range of services in each settlement was gathered in line with their categorisation as outlined in Appendix 1. Table 8 below provides the overall score

for each settlement. Appendix 2 provides a detailed schedule of settlements and the points allocated to the range of facilities and services found in each one.

**Table 8: Settlement Scores**

Settlement	Score	Settlement	Score
Holyhead	141	Llanbedr goch	17
Llangefni	128	Bull Bay	17
Amlwch	93	Rhosmeirch	17
Menai Bridge	89	Gaerwen Station	16
Llanfair PG	70	Star	16
Beaumaris	66	Bryny Mor (Valley)	15
Benllech	64	Nebo	15
Valley	60	Llanddona	14
Cemaes	53	Llanfaes	14
Gaerwen	52	Red Wharf Bay	14
Rhosneigr	49	Bodorgan	13
Bodedern	44	Bo Larddur (Trearddur Bay)	13
Pentraeth	42	Brynteg	13
Llannerchymedd	40	Bwlch Gwyn	13
Trearddur Bay	38	Cerrigman	13
Gwalchmai	36	Glyn Garth	13
Penysarn	36	Llynfaes	13
Brynsiencyn	34	Rhoscefnhir	13
Llandegfan	33	Trefor	13
Llanfechell	32	Bynminceg	12
Moelfre	31	Brynrefail	12
Rhosybol	31	Tynygongl	12
Caergeiliog	30	Marianglas	12
Llanfihangel- yn Nhywyn	30	Llanrhuddlad	11
Bodffordd	29	Pencarnisiog	11
Bryngwran	29	Bryn Du	11
Newborough	28	Capel Coch	11
Dwyran	26	Capel Mawr	11
Llanddaniel-fab	26	Ciclike	11
Llangristiolus	24	Glan yr Afon (Llangoed)	11
Bethel	24	Hermon	11
Llanfachraeth	24	Penlon	11
Aberffraw	24	Haulfre (Llangoed)	10

Llangoed	24	Hendre Hywel (Pentraeth)	10
Four Mile Bridge	23	Llangadwaladr	10
Llanfaelog	23	Llansadwrn	10
Pentre Berw	21	Carreglefn	9
Rhostrewhwa	21	Hebron	9
Llangaffo	20	Llangynhenedl	9
Talwrn	20	Tyn Lôn (Glan yr Afon	9
Tregele	19	Pen y Marian	8
Pentre Canol (Holyhead)	19	Rhydwyn	8
Malltraeth	18	Penmon	7
Llanfaethlu	17	Carmel	5

## 5. Settlement Tiers

### *Settlement Tiers*

5.1 Identifying the characteristics of each settlement allows the Plan to adopt a hierarchical approach to grouping settlements and thus controlling the rate and location at which new development occurs.

5.2 The relevant considerations from national planning policy and guidance are that:

- most development should be directed to existing towns to help maximise accessibility to employment, education and services by walking, cycling and public transport;
- in rural areas, development should be focused on settlements that can act as centres for surrounding areas; and
- In the case of housing, only a limited amount of growth should be expected through the expansion of villages, with significant development being appropriate only where a) it can be shown to be necessary for maintaining local services, and b) the houses are required to meet local needs, and c) it will be in keeping with the character of the village.

5.3 The new Anglesey LDP seeks to distribute the growth in a way which reflects the diversity of the settlements and to do so in a sustainable manner. It should have regard to the role and function of the settlements but also accepts that some settlements which, by virtue of the services and facilities available, may not necessarily be the most appropriate options for all housing and economic growth. Additionally, cross-border influences and proximity to adjacent settlements are influencing factors to varying extents.

5.4 The focus for significant development should be in larger urban areas that are reasonably well served by public transport and other facilities. Development may be provided for in villages and other small rural communities where needed to contribute to their sustainability and wellbeing goals and to serve their hinterlands. The priority for development is to make the best use of brownfield land, but where this is insufficient or unavailable, suitable greenfield land is likely to be needed. The approach should avoid any assumption that every settlement must contribute towards growth. Rather, it will consider the settlements on their merits whilst having regard to their sustainability and position within the hierarchy. The approach in the new LDP is consistent with the emphasis placed within national planning policy on place-making.

5.5 The next stage of the settlement hierarchy assessment is to identify the broad categories of settlements that exist within the Plan area. Five broad categories of settlements within the Plan area have been identified. The tiers set out within the settlement hierarchy are as follows:

- Urban Service Centre;
- Service Centres;

- Villages;
- Clusters and
- Undefined Rural Settlements

5.6 The key characteristics and thresholds for the categorisation of each settlement in the hierarchy are outlined in table 8 below:

**Table 8: Broad Categorisation of Tiers**

Tier	Characteristics of Tier
<b>Sub-Regional Service Centres</b>	Centres which have a comprehensive range of employment, retail, community and service facilities that serve their own population as well as a wide catchment area. Has good accessibility by public transport.
<b>Service Centres</b>	<p>Centres that provide the essential service needs of own population and immediate catchment area. Has a limited but broad range of employment, retail, community and service facilities and good accessibility by public transport to higher order centres. It is considered that there are two types of Service Centres within the locality:</p> <p><b>Urban</b> – Have a relatively high number and variety of employment, retail, service and community opportunities that serve their own population as well as a wide catchment area. Has good public transport links.</p> <p><b>Local</b> – Provides the essential service needs of its own population and immediate catchment area. Has some employment, retail, service and community opportunities and good accessibility by public transport to higher order centres.</p>
<b>Villages</b>	<p>Villages have at least one of the identified Key Services and a limited number of other services that serve the settlement and lower level Clusters in its immediate vicinity. It is considered that there are four broad types of Villages within the locality being:</p> <p>i) <b>Service</b> – Have a higher number of services as compared with the majority of other Villages and have good accessibility by public transport to higher order centres. They are considered to have a more strategic role compared to other Villages.</p>

	<p>ii)<u>Local</u> – A more limited number of services and limited accessibility by public transport to higher order centres when compared with Service Villages.</p> <p>iii)<u>Rural</u> – A limited number of services and with poor public transport links to higher order centres.</p>
<b>Clusters</b>	<p>Clusters are mostly small settlements containing a tight, sufficient and easily defined cluster of houses. There are occasional settlements of comparatively larger size amongst them. However, none of the clusters contain a sufficient supply of facilities or services and are therefore dependent on higher order centres. Selection of Clusters based on national planning policy advice - a cohesive group of 10 or more houses, with a functional link with a higher order centre based on its location on a bus route with a bus stop or within 800 metres to a bus stop is the threshold for differentiating between a Cluster and the Countryside. This is considered to align with the need to focus development in settlements with existing services. Given the dispersed nature of housing throughout the area a lower threshold would lead to less development in more sustainable locations throughout the Plan area.</p>

*Note: This is a preliminary categorization of 'tiers'. The tiers may change following an assessment of the spatial growth, housing need and affordability need of areas in the LPA for the purpose of this paper.*

5.7 The cut off point between each tier has been determined using professional planning judgement based on the general sustainability of settlements. The cut off points also occur at natural breaks in the data. Based upon the score for each settlement and an analysis of the services within each settlement, the settlements were categorised as follows:

**Table 9: Settlements By Category**

Category	Settlements Identified
Sub-regional Centre	Holyhead
Urban Service Centres	Amlwch, Llangefni, Menai Bridge

Local Service Centres	Beaumaris, Benllech, Bodedern, Cemaes, Llanfair PG, Gaerwen, Pentraeth, Rhosneigr, Valley
Service Villages	Brynsiencyn, Gwalchmai, Llannerchymedd, Penysarn
Local Villages	Bethel, Bodffordd, Bryngwran, Caergeiliog, Dwyran, Llanddaniel Fab, Llandegfan, Llanfachraeth, Llanfechell, Llanfihangel-yn Nhywyn, Llangaffo, Llangristiolus, Newborough, Pentre Berw, Pentre Canol, Rhostrewhfa, Rhosybol, Talwrn, Tregle
Coastal / Rural Villages	Aberffraw, Four Mile Bridge, Llanfaelog, Llangoed, Malltraeth, Moelfre, Trearddur Bay
Clusters	Bodorgan, Bro Larddur (Trearddur Bay), Bryn Du, Brynminceg, Brynrefail, Brynteg, Bryn y Môr (Valley), Bwlch Gwyn, Bull Bay, Capel Coch, Capel Mawr, Carmel, Cerrigman, Cicle, Carreglefn, Glan yr Afon (Llangoed), Glyn Garth, Gaerwen Station, Haulfre (Llangoed), Hebron, Hendre Hywel (Pentraeth), Hermon, Llanbedrgoch, Llanddona, Llanfaes, Llanfaethlu, Llangadwaladr, Llansadwrn, Llangynhenedl, Llanrhyddlad, Llynfaes, Marianglas, Nebo, Pencarnisiog, Penlon, Penmon, Pen y Marian, Rhoscefnhir, Rhosmeirch, Rhydwyn, Star, Red Wharf Bay, Trefor, Tyn Lon (Glan yr Afon), Tynygongl

5.8 As can be seen from the table above, the majority of settlements have remained within their relative tiers as categorised in the Anglesey and Gwynedd JLD. 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 Rostrehwfa have been upgraded from a Cluster to a Local Village
- Llanrhuddlad, Pencaernisiog, Carreglefn, Llanfaethlu, Llanddona, and Llanbedrgoch have been downgraded from Villages to Clusters.

5.9 This paper will inform the Growth Strategy of the new Plan in due course.

## Appendix 1

The table below identifies the sources for gathering the information for each individual service that forms part of the methodology for undertaking the score for each separate settlement.

Service	Estimate of Population
Source	2021 Census

<b>Service</b>	<b>Primary Schools</b>
Source	Authority mapping system
<b>Service</b>	<b>Secondary Schools</b>
Source	Authority mapping system
<b>Service</b>	<b>College</b>
Source	Local college's Websites
<b>Service</b>	<b>Doctor's Surgery</b>
Source	Betsi Cadwaladr website
<b>Service</b>	<b>Dentist</b>
Source	Betsi Cadwaladr website and local retail surveys.
<b>Service</b>	<b>Pharmacy</b>
Source	Recent retail studies and Local knowledge
<b>Service</b>	<b>Optician</b>
Source	Recent retail studies and local knowledge
<b>Service</b>	<b>Leisure Centres</b>
Source	Local Authority website.
<b>Service</b>	<b>Town / Village Hall</b>
Source	Recent retail studies and local knowledge
<b>Service</b>	<b>Library</b>
Source	Local Authority website
<b>Service</b>	<b>Cinema / Theatre</b>
Source	Local knowledge within the Council
<b>Service</b>	<b>Place of Worship</b>
Source	Authority mapping system, ), previous retail surveys and local knowledge
<b>Service</b>	<b>Public Houses</b>
Source	Local knowledge .
<b>Service</b>	<b>Post Office</b>
Source	Official Royal Mail Website.
<b>Service</b>	<b>Convenience Food Shop</b>
Source	Previous retail surveys and local knowledge
<b>Service</b>	<b>Large Food Store</b>
Source	Previous retail surveys, information from retail impact assessment studies on previous applications and local knowledge
<b>Service</b>	<b>Other Shops</b>
Source	Previous retail surveys and local knowledge within the Council.
<b>Service</b>	<b>Petrol Station</b>
Source	Local knowledge
<b>Service</b>	<b>Police Station</b>
Source	Information from the Police service website

<b>Service</b>	<b>Fire Station</b>
Source	Information from the Fire Service's website
<b>Service</b>	<b>Bank / Building Society</b>
Source	Bank and building society websites as well as previous retail surveys and local knowledge
<b>Service</b>	<b>Cash Point</b>
Source	Bank and building society websites.
<b>Service</b>	<b>Transport Node</b>
Source	Local rail and bus timetables
<b>Service</b>	<b>Bus Service</b>
Source	Local bus timetables
<b>Service</b>	<b>Train Service</b>
Source	Arriva (Summer 2012) Timetable
<b>Service</b>	<b>Employment</b>
Source	2001 Census data, employment survey and local knowledge
<b>Service</b>	<b>Mobile Phone Coverage</b>
Source	Signalchecker.co.uk
<b>Service</b>	<b>Broadband Coverage</b>
Source	OFCOM

## Appendix 2

This appendix provides tables of the score given for the range of services / facilities (referred to as services in the remainder of the appendix) found in each settlement listed in the settlement hierarchy. The score corresponds with the scoring of services shown in Appendix 1. Due to the range of services the information has been split into two tables:

**Table A – Transport and Accessibility, and Employment Opportunities; and**

**Table B – Local Services and Facilities)**

The total score of both tables have been combined to produce the overall score for each settlement. This is shown in table 8 paragraph 4.17 of this Topic Paper.

Table A: Transport and Accessibility / Employment Opportunities Points Per Service

Settlement	Population	Transport and accessibility				Employment opportunities		Total score
		Estimated Population	Transport Node	Buse Service	Train Service	Highway Network	Safeguarded Employment Site	
<b>Aberffraw</b>	4	0	2	0	3	0	2	<b>11</b>
<b>Amlwch</b>	6	3	3	0	3	10	10	<b>35</b>
<b>Beaumaris</b>	5	3	3	0	3	2	5	<b>21</b>
<b>Benllech</b>	6	3	3	0	3	0	5	<b>20</b>
<b>Bethel</b>	2	0	2	0	3	2	2	<b>11</b>
<b>Bo Iarddur (Trearddur bay)</b>	1	0	2	0	3	5	0	<b>11</b>
<b>Bodedern</b>	4	0	3	0	3	2	5	<b>17</b>
<b>Bodffordd</b>	3	0	3	0	3	5	2	<b>16</b>
<b>Bodorgan</b>	1	0	2	0	3	5	0	<b>11</b>
<b>Bryn Du</b>	2	0	2	0	3	2	0	<b>9</b>
<b>Bryn y Mor (Valley)</b>	2	0	3	0	3	5	0	<b>13</b>
<b>Bryngwran</b>	4	0	3	0	3	2	2	<b>14</b>
<b>Brynminceg</b>	2	0	3	0	3	2	0	<b>10</b>
<b>Brynrefail</b>	1	0	3	0	3	2	0	<b>9</b>
<b>Brynsiencyn</b>	4	0	2	0	3	5	2	<b>16</b>
<b>Brynteg</b>	2	0	2	0	3	0	2	<b>9</b>
<b>Bull Bay</b>	1	0	2	0	3	5	2	<b>13</b>
<b>Bwlch Gwyn</b>	1	0	2	0	3	5	0	<b>11</b>
<b>Caergeiliog</b>	3	0	3	0	3	5	2	<b>16</b>
<b>Capel Coch</b>	1	0	2	0	2	2	0	<b>7</b>
<b>Capel Mawr</b>	1	0	1	0	3	2	0	<b>7</b>
<b>Carmel</b>	1	0	2	0	0	0	0	<b>3</b>
<b>Carreglefn</b>	2	0	1	0	0	2	0	<b>5</b>
<b>Cemaes</b>	5	0	3	0	3	2	5	<b>18</b>

<b>Cerrigman</b>	1	0	3	0	3	5	0	<b>12</b>
<b>Cicble</b>	2	0	3	0	3	2	0	<b>10</b>
<b>Dwyran</b>	4	0	2	0	3	2	2	<b>13</b>
<b>Four Mile Bridge</b>	4	0	3	0	3	5	2	<b>17</b>
<b>Gaerwen</b>	5	0	3	0	3	10	10	<b>31</b>
<b>Gaerwen Station</b>	1	0	3	0	3	5	2	<b>14</b>
<b>Glan yr Afon (Llangoed)</b>	2	0	3	0	3	0	0	<b>8</b>
<b>Glyn Garth</b>	1	0	3	0	3	5	0	<b>12</b>
<b>Gwalchmai</b>	3	0	3	0	3	5	2	<b>16</b>
<b>Haulfre (Llangoed)</b>	1	0	3	0	3	0	0	<b>7</b>
<b>Hebron</b>	1	0	2	0	0	2	0	<b>5</b>
<b>Hendre Hywel (Pentraeth)</b>	1	0	2	0	3	2	0	<b>8</b>
<b>Hermon</b>	2	0	2	0	3	2	0	<b>9</b>
<b>Holyhead</b>	7	3	3	3	3	10	10	<b>39</b>
<b>Llanbedrnoch</b>	2	0	2	0	3	2	0	<b>9</b>
<b>Llanddaniel-fab</b>	3	0	3	0	3	5	2	<b>16</b>
<b>Llanddona</b>	3	0	3	0	0	0	2	<b>8</b>
<b>Llandegfan</b>	5	0	3	0	3	2	2	<b>15</b>
<b>Llanfachraeth</b>	3	0	2	0	3	2	2	<b>12</b>
<b>Llanfaelog</b>	3	0	2	0	3	0	2	<b>10</b>
<b>Llanfaes</b>	3	0	3	0	3	0	0	<b>9</b>
<b>Llanfaethlu</b>	2	0	2	0	3	0	0	<b>7</b>
<b>LlanfairPG</b>	6	3	3	3	3	5	5	<b>28</b>
<b>Llanfechell</b>	4	0	2	0	3	2	2	<b>13</b>
<b>Llanfihangel-yn-Nhywyn</b>	4	0	3	0	3	5	2	<b>17</b>
<b>Llangadwaladr</b>	1	0	2	0	3	2	0	<b>8</b>
<b>Llangaffo</b>	3	0	1	0	3	5	2	<b>14</b>
<b>Llangefni</b>	7	3	3	0	3	10	10	<b>36</b>
<b>Llangoed</b>	4	0	3	0	3	0	2	<b>12</b>
<b>Llangristiolas</b>	2	0	2	0	3	5	2	<b>14</b>
<b>Llannerchymedd</b>	5	0	2	0	0	2	5	<b>14</b>
<b>Llanrhuddlad</b>	1	0	1	0	3	0	2	<b>7</b>
<b>Llansadwrn</b>	2	0	3	0	2	2	0	<b>9</b>
<b>Llynfaes</b>	1	0	3	0	3	2	0	<b>9</b>

<b>Llyngynhenedl</b>	1	0	2	0	3	2	0	<b>8</b>
<b>Malltraeth</b>	3	0	2	0	3	2	2	<b>12</b>
<b>Marianglas</b>	2	0	2	0	3	0	2	<b>9</b>
<b>Menai Bridge</b>	6	3	3	0	3	5	5	<b>25</b>
<b>Moelfre</b>	4	0	3	0	3	0	2	<b>12</b>
<b>Nebo</b>	1	0	1	0	3	5	0	<b>10</b>
<b>Newborough</b>	4	0	2	0	3	2	2	<b>13</b>
<b>Panysarn</b>	4	0	3	0	3	5	2	<b>17</b>
<b>Pen y Marian</b>	1	0	3	0	0	0	0	<b>4</b>
<b>Pencaernisiog</b>	2	0	2	0	3	0	0	<b>7</b>
<b>Penlon</b>	1	0	1	0	3	2	0	<b>7</b>
<b>Penmon</b>	1	0	3	0	0	0	0	<b>4</b>
<b>Pentraeth</b>	4	3	3	0	3	2	5	<b>20</b>
<b>Pentre Berw</b>	2	0	3	0	3	5	2	<b>13</b>
<b>Pentre Canol (Holyhead)</b>	1	0	3	0	3	10	0	<b>17</b>
<b>Red Wharf Bay</b>	2	0	3	0	3	0	2	<b>10</b>
<b>Rhoscefnhir</b>	1	0	3	0	3	2	0	<b>9</b>
<b>Rhosmeirch</b>	2	0	2	0	3	5	0	<b>12</b>
<b>Rhosneigr</b>	5	3	2	3	3	0	2	<b>18</b>
<b>Rhostrewhfa</b>	3	0	3	0	3	5	0	<b>14</b>
<b>Rhosybol</b>	4	0	2	0	3	5	2	<b>16</b>
<b>Rhyd-wyn</b>	2	0	2	0	3	0	0	<b>7</b>
<b>Star</b>	2	0	1	0	3	5	0	<b>11</b>
<b>Talwrn</b>	3	0	1	0	2	5	2	<b>13</b>
<b>Trearddur Bay</b>	5	0	3	0	3	5	5	<b>21</b>
<b>Trefor</b>	1	0	3	0	3	2	0	<b>9</b>
<b>Tregele</b>	2	0	2	0	3	2	2	<b>11</b>
<b>Tyn Lon (Glan yr Afon)</b>	1	0	1	0	3	2	0	<b>7</b>
<b>Tynygongl</b>	3	0	3	0	3	0	0	<b>9</b>
<b>Valley</b>	5	3	3	3	3	5	5	<b>27</b>

Table B: Local Services and Facilities Points Per Service

Settlement	Local Services and Facilities																											
	Primary Schools	Secondary Schools	Doctor's Surgery	Dentist	Library	Leisure centre	Post Office	Pharmacy	Broadband Coverage	Mobile Phone Coverage	Large Food Store	Convenience Food Shop	Hospital	Community Centre	Public House	Café/restaurant/takeaway	Bank/Building Society	Petrol Station	College	Cahs Point	Place of Worship	Optician	Cinema/Theatre	Other Retail Shop	Playgroup	Police Station	Fire Station	TOTAL SCORE
<b>Amlwch</b>	4	5	3	3	3	3	3	1	1	1	1	3	0	2	3	3	0	1	0	1	2	1	0	10	1	0	1	<b>58</b>
<b>Aberffraw</b>	0	0	0	0	0	0	3	0	0	1	0	3	0	1	1	1	0	0	0	2	0	0	0	1	0	0	0	<b>13</b>
<b>Beaumaris</b>	4	0	3	3	0	0	3	1	1	2	0	3	0	2	3	3	0	1	0	1	2	1	0	10	1	0	1	<b>45</b>
<b>Benllech</b>	4	0	3	3	3	0	3	2	1	1	0	3	0	1	2	3	0	1	0	2	1	0	0	10	0	0	1	<b>44</b>
<b>Bethel</b>	0	0	3	0	0	0	3	0	0	1	0	3	0	1	0	0	0	0	0	0	1	0	0	1	0	0	0	<b>13</b>
<b>Bo Larddur (Trearddur bay)</b>	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>2</b>	
<b>Bodedern</b>	4	5	3	0	0	0	3	0	0	2	0	3	0	1	2	0	0	0	0	0	2	0	0	1	1	0	0	<b>27</b>
<b>Bodffordd</b>	4	0	0	0	0	0	3	0	0	2	0	0	0	0	0	0	0	0	0	0	1	0	0	1	2	0	0	<b>13</b>
<b>Bodorgan</b>	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>2</b>	
<b>Bryn Du</b>	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>2</b>	
<b>Bryn y Mor (Valley)</b>	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>2</b>	
<b>Bryngwran</b>	4	0	3	0	0	0	3	0	0	2	0	0	0	0	0	1	0	0	0	0	1	0	0	0	1	0	0	<b>15</b>
<b>Brynminceg</b>	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	<b>2</b>	
<b>Brynrefail</b>	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	<b>3</b>	

<b>Brynsiencyn</b>	4	0	0	0	0	0	0	3	0	1	1	0	3	0	1	1	1	2	0	0	0	0	1	0	0	1	0	0	<b>18</b>
<b>Brynteg</b>	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	<b>4</b>	
<b>Bull Bay</b>	0	0	0	0	0	0	0	0	1	1	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	<b>4</b>	
<b>Bwlch Gwyn</b>	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>2</b>	
<b>Caergeiliog</b>	8	0	0	0	0	0	0	0	0	1	0	0	0	1	0	1	0	0	0	0	2	0	0	0	1	0	0	<b>14</b>	
<b>Capel Coch</b>	0	0	0	0	0	0	0	0	2	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	<b>4</b>	
<b>Capel Mawr</b>	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>4</b>	
<b>Carmel</b>	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	<b>2</b>	
<b>Carreglefn</b>	0	0	0	0	0	0	0	0	2	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>4</b>	
<b>Cemaes</b>	4	0	3	3	0	0	3	1	1	1	0	3	0	2	2	2	0	1	0	1	2	0	0	5	1	0	0	<b>35</b>	
<b>Cerrigman</b>	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>1</b>	
<b>Ciclike</b>	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>1</b>	
<b>Dwyran</b>	0	0	3	0	0	0	3	0	3	1	0	0	0	1	0	0	0	1	0	0	1	0	0	0	0	0	0	<b>13</b>	
<b>Four Mile Bridge</b>	0	0	0	0	0	0	0	0	1	2	0	0	0	0	1	0	0	0	0	0	1	0	0	1	0	0	0	<b>6</b>	
<b>Gaerwen</b>	4	0	3	0	0	0	3	0	0	2	0	3	0	1	0	2	0	1	0	0	1	0	0	1	0	0	0	<b>21</b>	
<b>Gaerwen Station</b>	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>2</b>	
<b>Glan yr Afon (Llangoed)</b>	0	0	0	0	0	0	0	0	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>3</b>	
<b>Glyn Garth</b>	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>1</b>	
<b>Gwalchmai</b>	4	0	3	0	0	0	3	0	0	2	0	3	0	1	1	0	0	0	0	0	1	0	0	1	1	0	0	<b>20</b>	
<b>Haulfre (Llangoed)</b>	0	0	0	0	0	0	0	0	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>3</b>	
<b>Hebron</b>	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	<b>4</b>	
<b>Hendre Hywel (Pentraeth)</b>	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>2</b>	
<b>Hermon</b>	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>2</b>	
<b>Holyhead</b>	12	5	9	9	3	3	9	2	1	1	3	3	3	3	3	3	3	2	2	3	3	2	2	1	10	3	1	<b>102</b>	
<b>Llanbedrnoch</b>	4	0	0	0	0	0	0	0	1	1	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	<b>8</b>	
<b>Llanddaniel-fab</b>	4	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	1	0	0	1	2	0	0	<b>10</b>	



<b>Penmon</b>	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	<b>3</b>	
<b>Pentaeth</b>	4	0	0	0	0	0	0	3	0	1	1	0	3	0	1	2	2	0	1	0	1	1	0	0	1	1	0	<b>22</b>
<b>Pentre Berw</b>	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	1	1	0	0	0	0	1	0	0	1	0	0	<b>8</b>
<b>Pentre Canol (Holyhead)</b>	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>2</b>	
<b>Penysarn</b>	4	0	0	0	0	0	0	3	0	3	2	0	3	0	1	0	0	0	0	0	1	0	0	1	1	0	0	<b>19</b>
<b>Red Wharf Bay</b>	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	1	0	0	0	0	0	0	1	0	0	<b>4</b>	
<b>Rhoscefnhir</b>	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>4</b>	
<b>Rhosmierch</b>	0	0	0	0	0	0	0	0	0	2	2	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	<b>5</b>	
<b>Rhosneigr</b>	4	0	0	0	3	0	3	1	1	1	0	3	0	1	2	3	0	0	0	1	1	0	0	5	1	0	<b>31</b>	
<b>Rhostrewhwa</b>	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	1	1	0	0	0	0	1	0	0	0	0	<b>7</b>	
<b>Rhosybol</b>	4	0	0	0	0	0	0	3	0	0	1	0	3	0	1	0	0	0	0	0	1	0	0	1	1	0	<b>15</b>	
<b>Rhyd-wyn</b>	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>1</b>	
<b>Star</b>	0	0	3	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>5</b>	
<b>Talwrn</b>	0	0	0	0	0	0	0	0	2	2	0	0	0	1	0	0	0	0	0	0	1	0	0	0	1	0	<b>7</b>	
<b>Trearddur Bay</b>	0	0	0	0	0	0	3	0	1	2	0	3	0	1	2	2	0	0	0	1	1	0	0	1	0	0	<b>17</b>	
<b>Trefor</b>	0	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>4</b>	
<b>Tregele</b>	0	0	0	0	0	0	0	0	2	1	0	3	0	0	1	0	0	1	0	0	0	0	0	0	0	0	<b>8</b>	
<b>Tyn Lon (Glan yr Afon)</b>	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>2</b>	
<b>Tynygongl</b>	0	0	0	0	0	0	0	0	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	<b>3</b>	
<b>Valley</b>	4	0	3	3	0	0	3	1	1	1	0	3	0	1	2	2	0	2	0	0	1	0	0	5	1	0	<b>33</b>	