



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

ynysmon.llyw.cymru
anglesey.gov.wales

Local Development Plan: Vision, Objectives & Options

February 2026

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

CONTENTS

Chapter 1

Overview and purpose

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

Chapter 2

Strategic Policy Context

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

Chapter 3

Anglesey in context

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

Chapter 4

Key issues, challenges and opportunities facing Anglesey

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

Chapter 5

Vision

Chapter 6

Objectives

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

Chapter 7

Proposed Policy Direction

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

Chapter 8

Housing and Employment Growth Scenarios

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

Chapter 9

Spatial Options

- 9.1 Proposed options



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Chapter 1

Overview and Purpose

Chapter 1

Overview and purpose

1.1 What is a Local Development Plan

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

1.2 How is the LDP prepared?

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

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

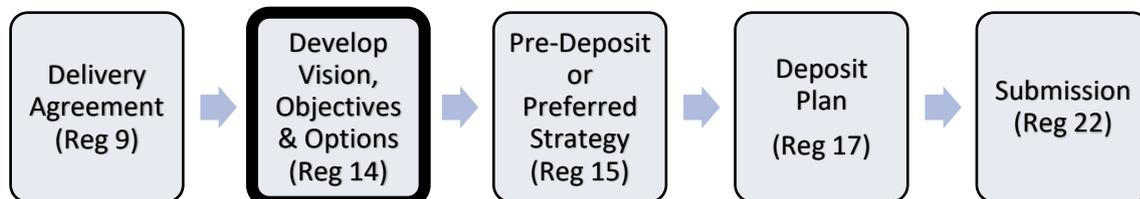


Figure 1: Stages of LDP Production

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

1.3 What is this stage?

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

1.3.2 The aim of the consultation is to

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

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

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



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Chapter 2

Strategic Policy Context

Chapter 2

Strategic Policy Context

2.0 Introduction

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

2.1 National context

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

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

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

2.2 Regional Context

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

2.3 Local Context

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

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

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



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Chapter 3

Anglesey in context

Chapter 3

Anglesey in context

3.0 Introduction

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

3.1 Location and Topography

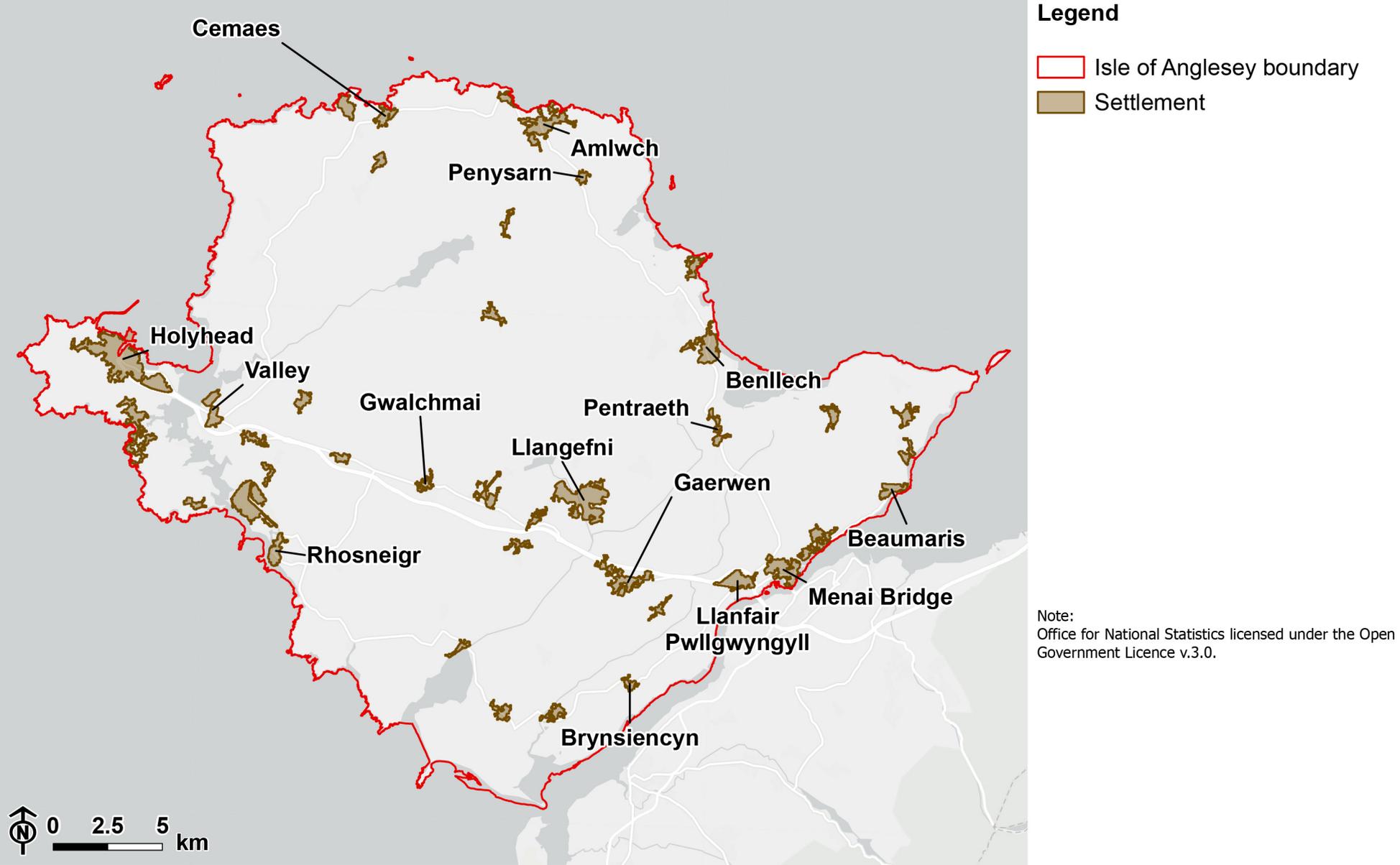
3.1.1 Anglesey, known in Welsh as Ynys Môn, is the largest island in Wales and ranks seventh in size among the British Isles, spanning approximately 714 square kilometres. It lies just off the northwest coast of mainland Wales, separated by the Menai Strait and connected by two bridges: the Britannia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

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

3.2 Key settlements and places

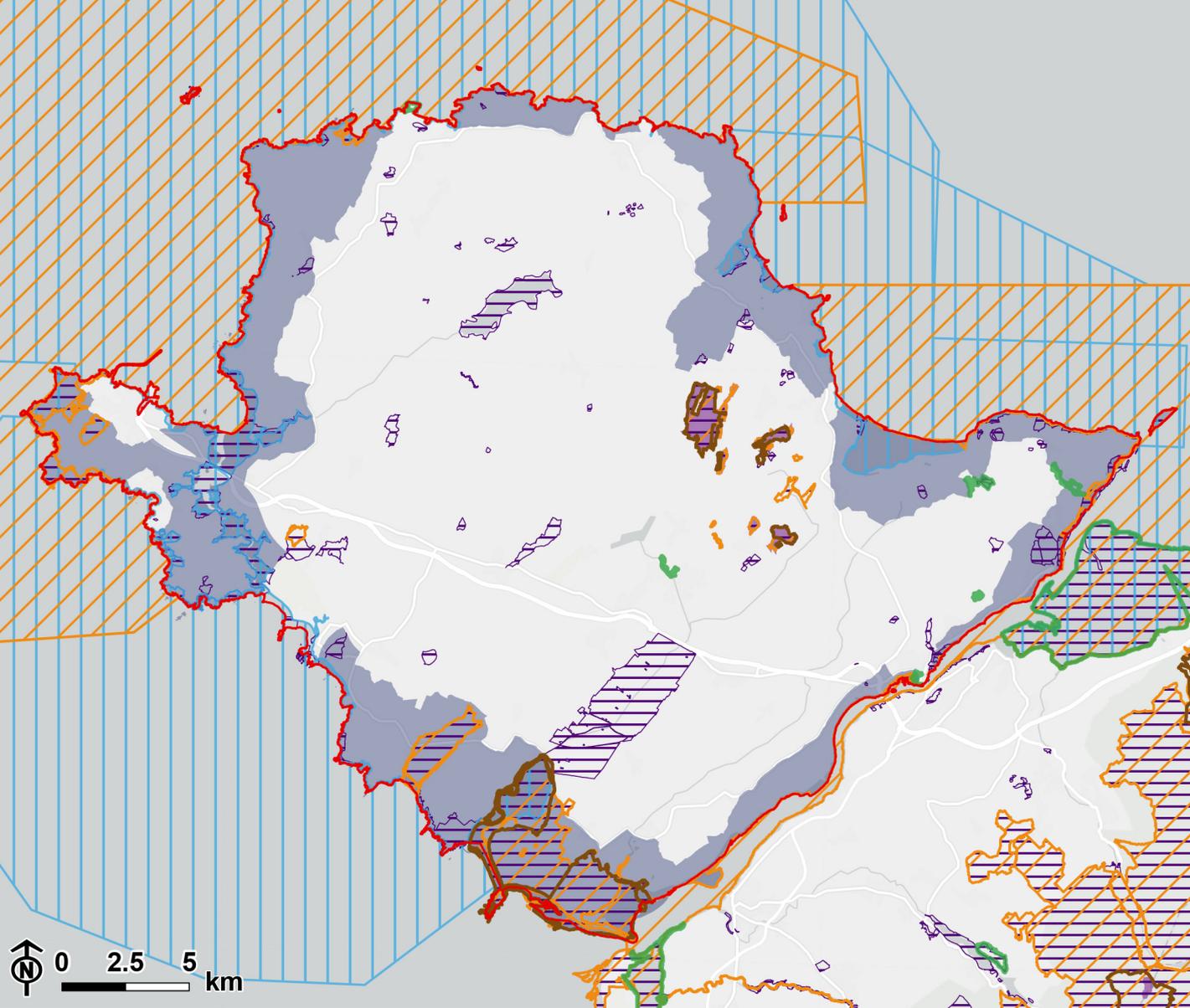
3.2.1 Anglesey is largely rural, with a number of key settlements. Holyhead (Caergybi) is the largest town and serves as a major international ferry port to Ireland, with attractions such as South Stack Lighthouse and Breakwater Country Park. Llangefni, located centrally, functions as the administrative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

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



3.3 Environment

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



Legend

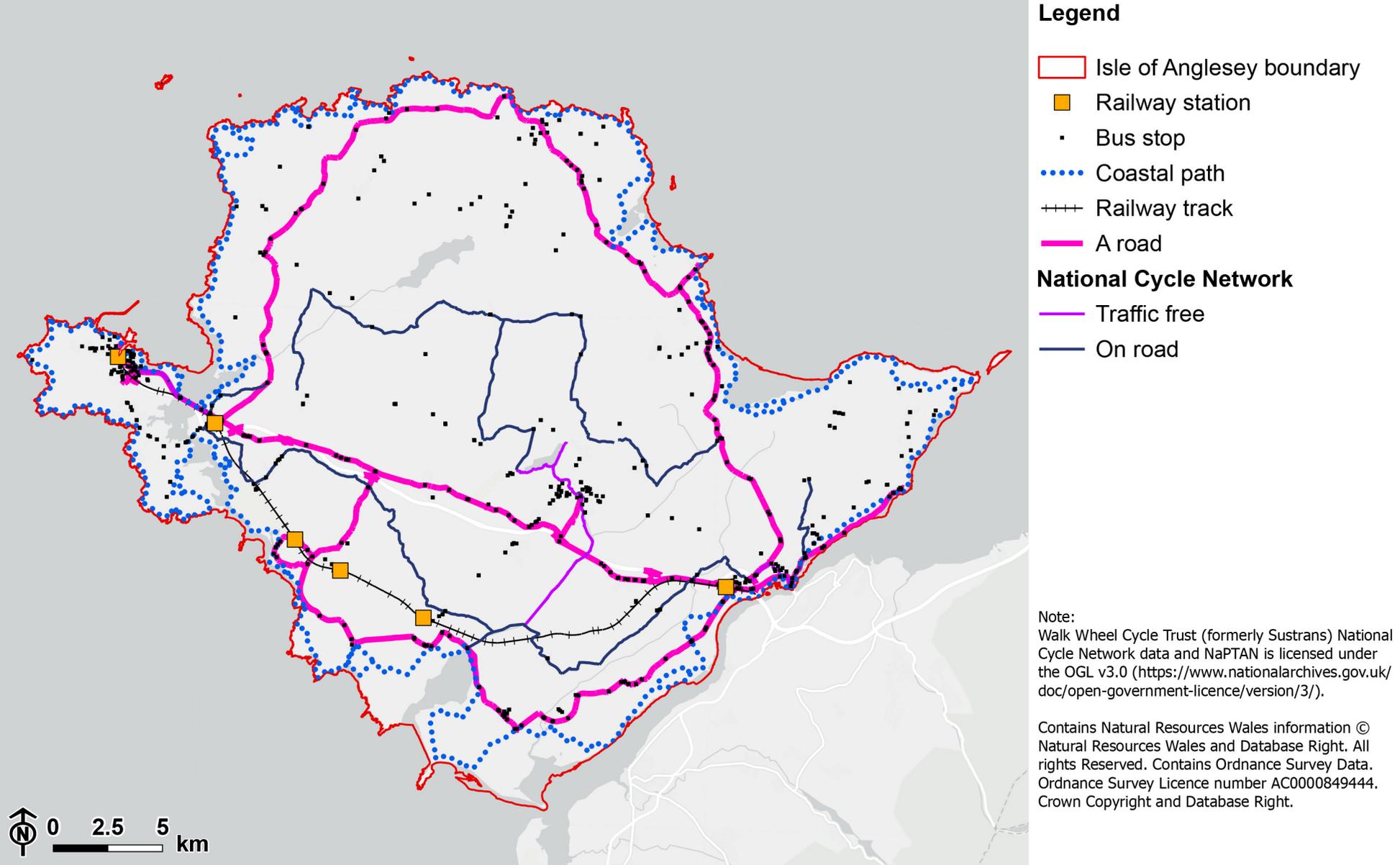
- Isle of Anglesey boundary
- Anglesey National Landscape
- Ramsar Site
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- National Nature Reserve
- Local Nature Reserve

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



3.4 Access and Transport

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



3.5 Population and demographics

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

3.6 Welsh Language

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

3.7 Economy

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



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Chapter 4

Key issues,
challenges and
opportunities
facing Anglesey

Chapter 4

Key issues, challenges and opportunities facing Anglesey

4.0 Introduction

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

4.1 Theme: Supporting a Sustainable and Vibrant Economy

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

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

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

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

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

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

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

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

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

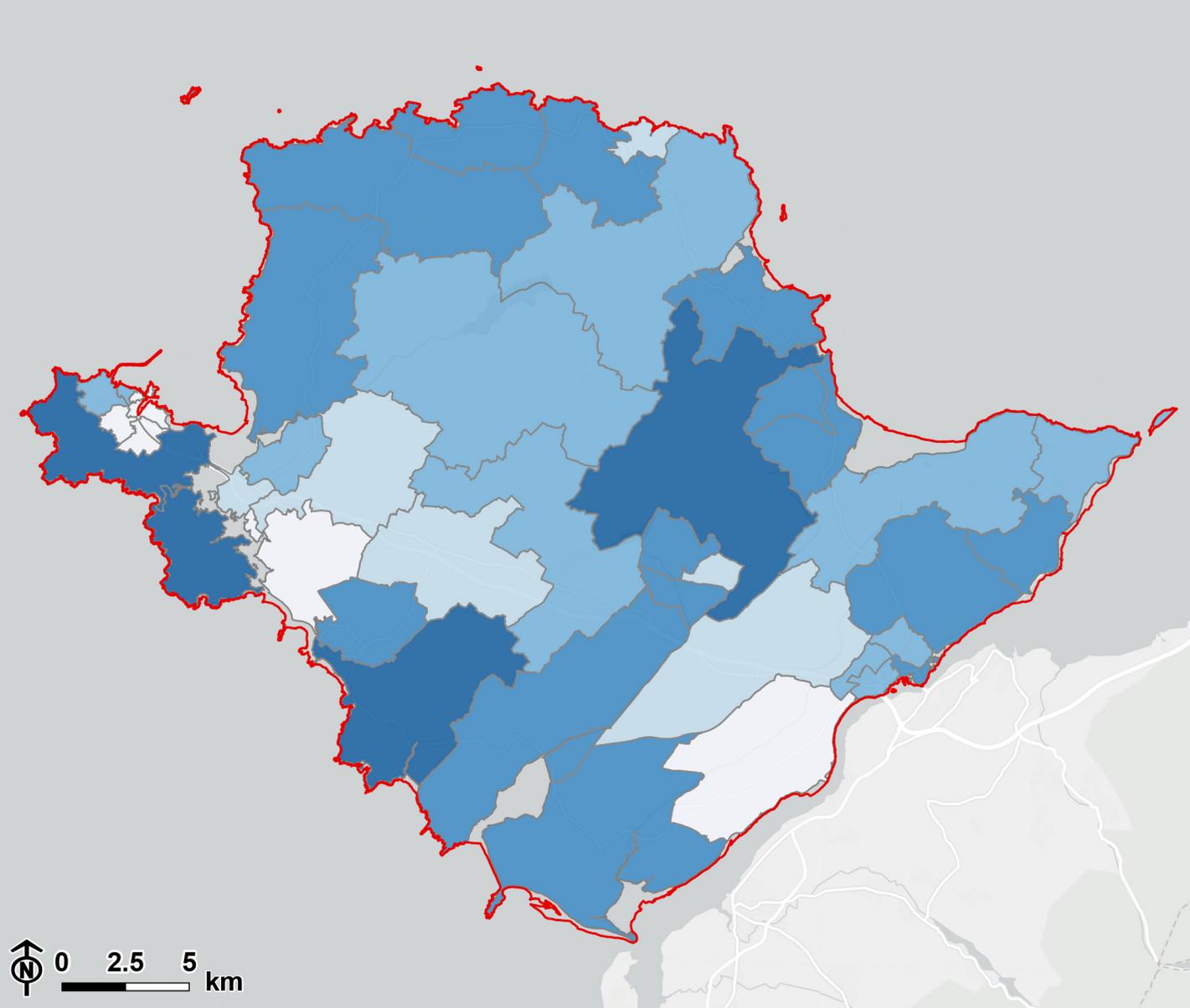
4.1.17 [The Destination Management Plan](#) explains the need to manage the growth in tourism in a sustainable way so that long-term prosperity can be achieved whilst mitigating negative environmental and community impacts with a view to safeguarding what makes the Island appealing to visitors in the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

4.1.18 Relevant Sources to support the theme

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

4.2 Theme: Ensuring access to suitable Homes

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



Legend

 Isle of Anglesey boundary

House Price to Income Ratio

-  3.6 - 4.7
-  4.8 - 5.8
-  5.9 - 7.1
-  7.2 - 9.3
-  9.4 - 13.1

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

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



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

4.4 Theme: Providing Infrastructure to Support Growth Ambitions

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

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

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

4.4.8 Relevant Sources to support the theme

- [Regional Transport Strategy](#)

4.5 Theme: Responding to a Changing Climate

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

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

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

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

4.5.5 Relevant Sources to support the theme

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

4.6 Theme: Preserving and Promoting Welsh Language and Culture

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

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

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

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

4.6.4 Relevant Sources to support the theme

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

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

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

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

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

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

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

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

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

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

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

4.7.14 Relevant Sources to support the theme

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

4.8 Theme: Promoting Placemaking and Wellbeing

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

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

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

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

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

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

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

4.8.6 Relevant Sources to support the theme

- [Gwynedd and Anglesey Wellbeing Plan](#)

Consultation questions

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



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Chapter 5

Vision

Chapter 5

Vision

5.0 Introduction

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

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

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

The proposed Vision for the new LDP is:

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

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

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

- f) Supported the development of and maximised the economic and social opportunities provided by new nuclear development at Wylfa and associated developments

- g) Reduced the need to travel (especially by car) through the appropriate location of new development, and supporting the provision of services and facilities close to where they are needed, whilst recognising that as an Island community some car travel will still be necessary

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

- i) Supported a diverse economy with high quality jobs, based on specialist industries

- j) Supported the tourism industry by continuing to attract visitors to the Island, and ensured that the impacts of tourism are managed and minimised

- k) Maximised the benefits of the Freeport and AI growth zone designations

Consultation questions

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



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Chapter 6

Objectives

Chapter 6

Objectives

6.0 Introduction

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

6.1 Theme: Promoting Placemaking and Wellbeing

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

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

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

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

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

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

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

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

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

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

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

6.2 Theme: Ensuring access to suitable Homes

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

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

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

6.3 Theme: Infrastructure to support ambitions

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

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

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

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

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

6.4 Theme: Responding to a Changing Climate

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

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

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

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

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

6.5 Theme: Preserving and Promoting Welsh Language and Culture

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Consultation questions

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



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Chapter 7

Proposed Policy Direction

Chapter 7

Proposed Policy Direction

7.0 Introduction

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

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

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

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

7.1 Theme: Supporting a Sustainable and Vibrant Economy

Overview

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

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

Key national and regional context

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

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

Changes from JLDP

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

Evidence requirements

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

7.2 Theme: Ensuring access to suitable Homes

Overview

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

Key national and regional context

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

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

Changes from JLDP

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

Evidence requirements

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

7.3 Theme: Infrastructure to support growth ambitions

Overview

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

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

Key national and regional context

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

Changes from JLDP

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

Evidence requirements

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

7.4 Theme: Responding to a changing climate

Overview

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

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

Key national and regional context

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

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

Changes from JLDP

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

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

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

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

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

Evidence requirements

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

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

7.5 Theme: Preserving and promoting Welsh Language and Culture

Overview

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

Key national and regional context

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

Changes from JLDP

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

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

Evidence requirements

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

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

Overview

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

Key national and regional context

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

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

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

Changes from JLDP

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

Evidence requirements

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

7.7 Theme: Promoting placemaking and Wellbeing

Overview

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

Key national and regional context

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

Changes from JLDP

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

Evidence requirements

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

Consultation questions

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



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Chapter 8

Housing and Employment Growth Scenarios

Chapter 8

Housing and Employment Growth Scenarios

8.0 Introduction

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

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

8.1 Previous targets (JLDP)

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

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

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

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

8.2 Demographic trends

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

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

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

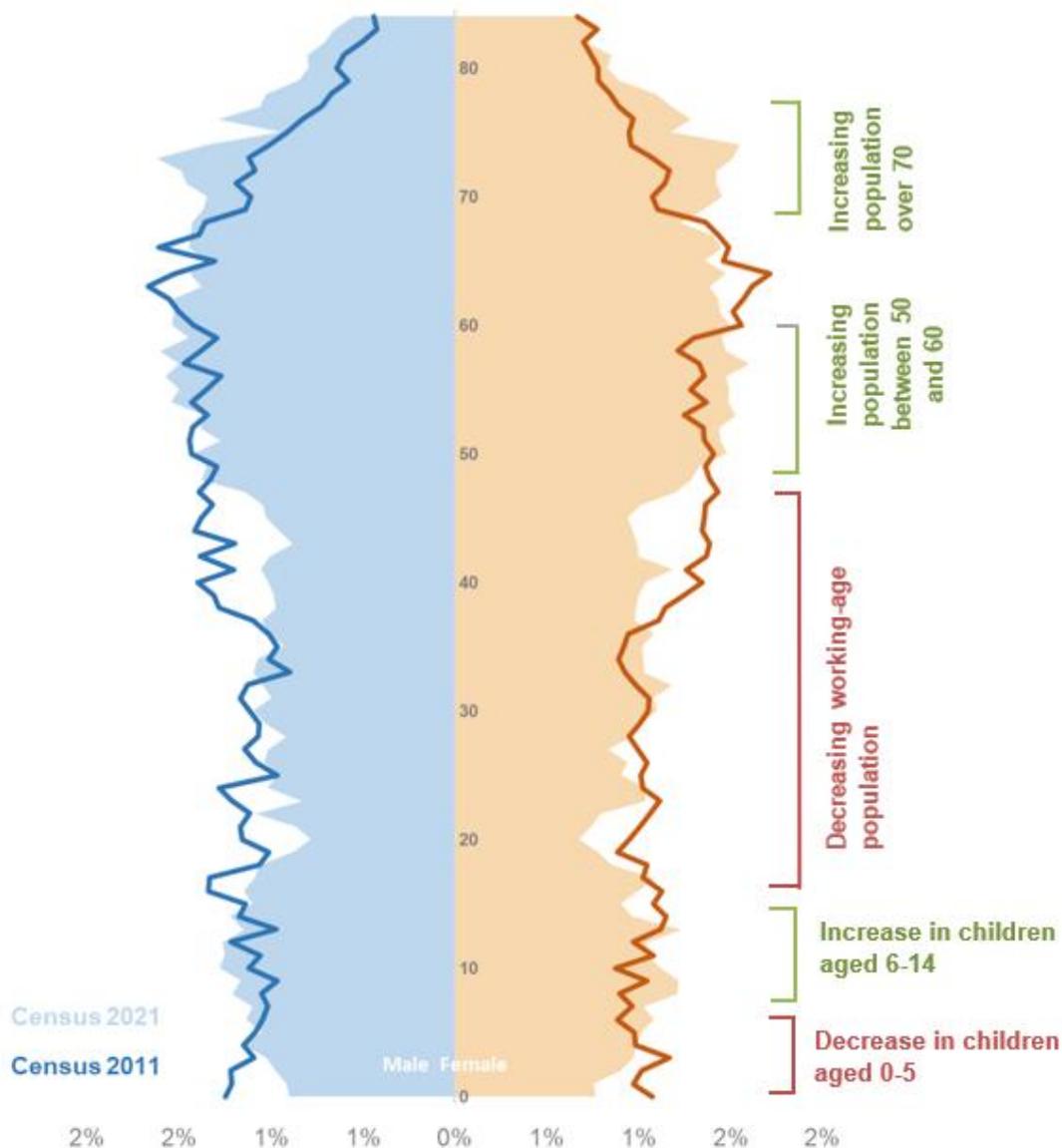


Figure 2: Population structure of Isle of Anglesey

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

Decline in working age population

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

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

Increasing population in older age groups

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

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

8.3 Demographic trends

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

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

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

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

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

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

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

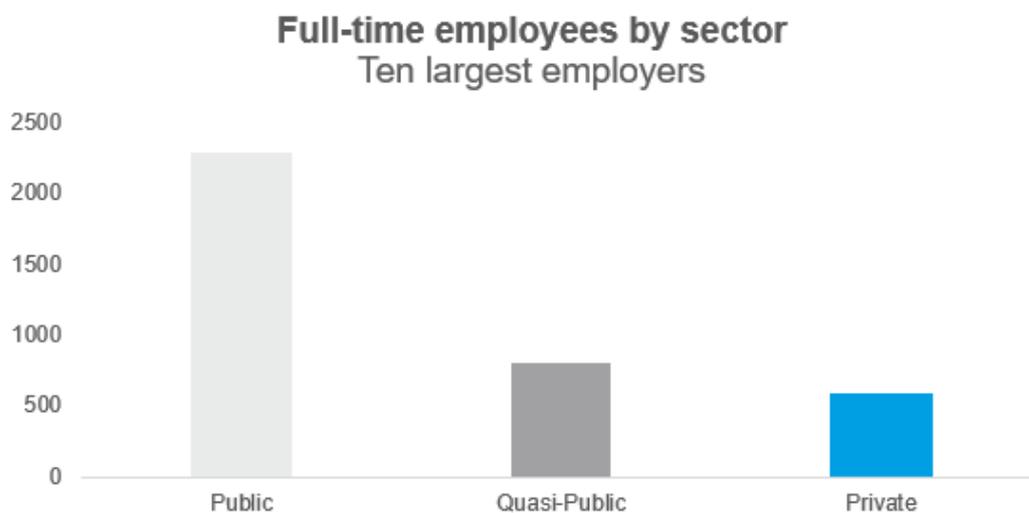


Figure 3: Lack of private sector opportunities

8.4 Proposed scenarios

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

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

Local Housing Market Assessment (LHMA)

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

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

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

The Standard Method

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

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

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

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

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

Edge Analytics scenarios

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

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

Figure 4 Edge Analytics scenarios

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

8.4.16 The rebased MYEs show that:

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

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

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

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

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

8.4.20 The scenarios have the following population growth outcomes:

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

Figure 5 Edge Analytics population growth outcomes

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

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

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

Figure 6 Edge Analytics Average Annual dwelling growth per scenario

Oxford Economics scenarios

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

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

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

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

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

Table 2: Oxford Economics scenarios

The Scenarios

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

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

Table 3: Growth option scenarios summary

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

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

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

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

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

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

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

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

Consultation questions

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

8.5 Supply considerations

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

Future Supply

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

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

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

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

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

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

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

Call for Sites

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

Environmental constraints and other considerations

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

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

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

Consultation questions

- Are there any constraints that have been missed?



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Chapter 9

Spatial Options

Chapter 9

Spatial Options

9.0 Introduction

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

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

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

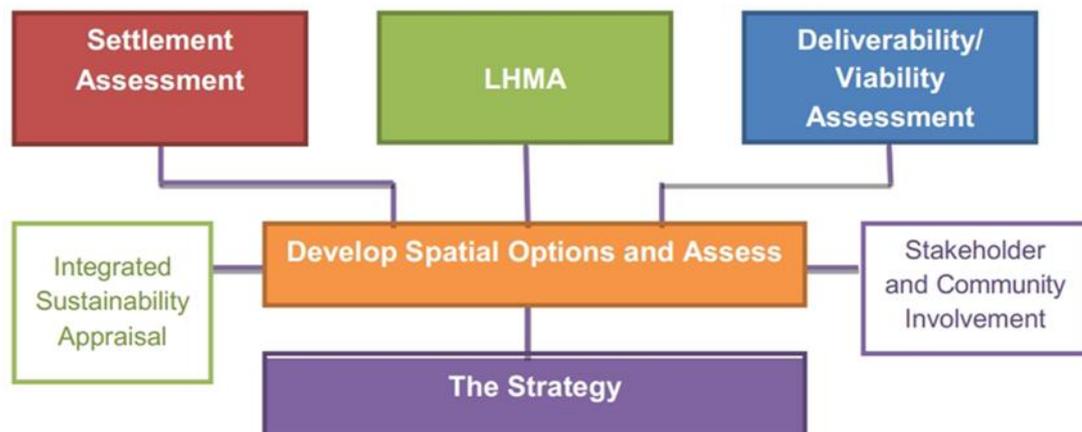


Figure 7: Key Elements for Developing and Assessing Spatial Options for Growth

9.1 Proposed options

Spatial Option A: Focus on key settlements

Description

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

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

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

Key features

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



Isle of Anglesey boundary
Railway track
A road
Water body

Area of focus

- High
- Medium
- Low

Spatial Option B: Dispersed Development

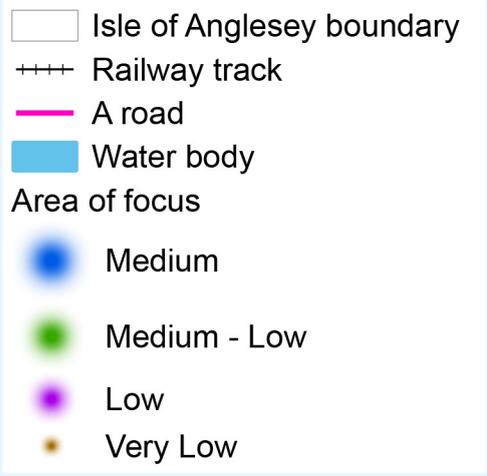
Description

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

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

Key features

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



Spatial Option C: Transport Corridor Focus

Description

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

Key features

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



- Isle of Anglesey boundary
- Railway track
- A road
- Water body

Area of focus

- High
- Medium

Consultation questions

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

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