



Integrated Sustainability Appraisal for the new Local Development Plan Initial Report

Isle of Anglesey County Council

Final report

Prepared by LUC

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Chapter 1

Introduction

1.1 Isle of Anglesey County Council commissioned LUC in February 2025 to carry out Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) of the new Local Development Plan (LDP). As recommended in the Development Plans Manual [See reference 1], the SA/SEA will also incorporate other assessments such as Health Impact Assessment (HIA), Equality Impact Assessment (EqIA) and Welsh language assessment, as well as addressing the Well-being of Future Generations (Wales) Act (WBFGA) 2015 and the Environment (Wales) Act 2016 (Section 6). The process is therefore referred to as an Integrated Sustainability Appraisal (ISA).

1.2 In May 2025, LUC prepared and consulted on an ISA Scoping Report for the new LDP. This provided the context for, and determined the scope of, the ISA and set out the framework for undertaking the later stages of the ISA.

1.3 This Initial ISA Report presents a compatibility analysis of the LDP objectives and ISA objectives established at Scoping stage, in addition to an appraisal of the growth scenarios and spatial options being considered by Isle of Anglesey County Council. It will accompany Isle of Anglesey County Council's high-level consultation on the 'Vision, Objectives and Options' taking place in early 2026. At the next stage of plan-making this document will be expanded to comprise a full ISA Report which addresses the requirements of the SEA Regulations (Wales).

The plan area

1.4 Anglesey County encompasses the Isle of Anglesey, including Holy Island, and is located in north west Wales (see **Error! Reference source not found.**). It is the largest island in England and Wales at 275 square miles and has a population of 68,900. It is the sixth-least densely populated local authority area out of all 22 local authorities in Wales. The largest settlement is Holyhead, followed by Llangefni and Amlwch.

1.5 Anglesey is surrounded by smaller islands, and large parts of the coastline have been designated as the Anglesey Coast National Landscape (formerly referred to as an Area of Outstanding Natural Beauty or AONB). Parts of the coast have also been designated as Heritage Coast. Anglesey borders the counties of Conwy and Gwynedd, both of which contain parts of Eryri National Park (formerly known as Snowdonia).

1.6 Key strategic routes within Anglesey include the A55, which runs through the county to Holyhead, in addition to the North Wales coastal railway line which connects Anglesey to wider North Wales and beyond. Holyhead railway station, the western terminus of the North Wales Main Line, provides direct train services to London Euston. These services are predominantly operated by Avanti West Coast, with five direct trains running daily. The port of Holyhead provides a ferry service with Ireland and is the main road and rail link between Ireland and North Wales, the midlands and the North of England.

The new Local Development Plan

1.7 Anglesey County Council and Gwynedd Council adopted the current Joint LDP in July 2017, which sets out the planning strategy for the area (excluding the parts of Gwynedd that fall within Eryri National Park) over the 15 years up to 2026.

1.8 Initially the two Councils intended to prepare a new Joint LDP; however, in March 2023 a decision was made to cease the joint working agreement on planning policy matters and Anglesey County Council has commenced work on preparing its own new LDP.

1.9 The Council is now in the early stages of preparing the new LDP, following consultation on a Draft Delivery Agreement during Summer 2024.

1.10 The new LDP is expected to include a vision and objectives for the plan area, an overall strategy for development on Anglesey, site allocations for different types of development including housing and employment, and development management-style policies for managing applications that come forward.

Sustainability Appraisal and Strategic Environmental Assessment

1.11 Under the Planning and Compulsory Purchase Act 2004 (Section 62(6)), SA is mandatory for Local Development Plans. It is also necessary to conduct an environmental assessment in accordance with the requirements of the Strategic Environmental Assessment (SEA) Directive (European Directive 2001/42/EC), transposed into Welsh law through the Environmental Assessment of Plans and Programmes (Wales) Regulations 2004. Therefore, it is a legal requirement for the new Anglesey LDP to be subject to SA and SEA throughout its preparation.

1.12 The requirements to carry out SA and SEA are distinct, although it is possible to satisfy both using a single appraisal process (as recommended in the Development

Plans Manual) whereby users can comply with the requirements of the SEA Directive through a single integrated SA process – this is the process that is being undertaken on Anglesey. From here on, the term ‘SA’ (or ISA, as an integrated process is being undertaken in this case) should therefore be taken to mean ‘SA incorporating the requirements of the SEA Regulations’.

Figure 1.1: Plan Area



Figure 1.1: Plan Area

- Isle of Anglesey boundary
- Neighbouring local authority



Chapter 2

Integrated Sustainability Appraisal framework and methodology

2.1 The methodology that is being used for the ISA is detailed in full in the ISA Scoping Report (May 2025), including the stages involved in the process:

- Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope.
- Stage B: Developing and refining options and assessing effects.
- Stage C: Preparing the SA Report.
- Stage D: Consulting on the Plan and the SA report.
- Stage E: Monitoring the significant effects of implementing the Plan.

2.2 This Initial ISA Report comprises part of Stage B.

ISA framework

2.3 The development of a set of ISA objectives (known as the ISA framework) is a recognised way in which the likely sustainability effects of a plan can be described, analysed and compared.

2.4 The ISA framework for the new Anglesey LDP was developed at the Scoping stage and is presented in this chapter. All of the topics required by the SEA Regulations (set out in Schedule 2 of the SEA Regulations (Wales)) are clearly addressed by the ISA objectives. The objectives also address the other assessment processes that are to be integrated within the ISA.

ISA objective 1: Mitigate and adapt to the effects of climate change and reduce flood risk

- Will the policy/strategy option minimise greenhouse gas emissions?
- Will the policy/strategy option contribute to a carbon-neutral community?
- Will the policy/strategy option reduce flood risk to people, property and maintain integrity of floodplain?

- Will the policy/strategy option promote the use of SuDS and other flood resilient design?
- Will the policy/strategy option consider the likely impacts of climate change on all types of infrastructure?
- Will the policy/strategy option encourage the development of renewables, including micro-generation?
- Will the policy/strategy option encourage high standards of energy efficiency in all new developments?
- Will the policy/strategy option promote design which will help to mitigate the effects of climate change (for example through appropriate building orientation)?
- Will the policy/strategy option steer development away from the floodplain where possible, and prevent increased flood risk elsewhere?
- Will the policy/strategy option promote design which will support green infrastructure?

Relevant SEA Regulations topic(s)

- Climatic factors

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A resilient Wales
 - A healthier Wales
 - A globally responsible Wales

ISA objective 2: Provide an appropriate amount and mix of housing to meet local needs

- Will the policy/strategy option deliver good quality housing?
- Will the policy/strategy option promote a mix of housing sizes, types and tenures?
- Will the policy/strategy option promote housing that meets the requirements of those with particular needs including older people and people with disabilities?

- Will the policy/strategy option help meet affordable housing needs to allow local people to remain within their communities?

Relevant SEA Regulations topic(s)

- Population
- Material assets

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A more equal Wales
 - A Wales of cohesive communities
- Access to appropriate housing to meet particular needs is a key issue for the EqIA and HIA component of the ISA

ISA objective 3: Promote vibrant communities, with opportunities for living, working and socialising for all

- Will the policy/strategy option encourage provision of community facilities in accessible locations?
- Will the policy/strategy option promote access to education for all?
- Will the policy/strategy option consider the needs of specific groups including those with protected characteristics?
- Will the policy/strategy option plan places with opportunities for active citizenship to promote community engagement?
- Will the policy/strategy option accommodate meeting places for different cultures?
- Will the policy/strategy option promote mixed development?
- Will the policy/strategy option provide equality of access for all?
- Will the policy/strategy option help to promote design solutions that will help protect communities from crime and reduce the fear of crime?

Relevant SEA Regulations topic(s)

- Population
- Material assets

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A more equal Wales
 - A Wales of cohesive communities
- Access to community services and facilities relevant to particular groups is a key issue for the EqIA component of the ISA, and reducing isolation is important for the HIA component

ISA objective 4: Encourage healthy and safe lifestyles that promote well-being and improve overall health levels on Anglesey

- Will the policy/strategy option promote provision of and access to healthcare facilities?
- Will the policy/strategy option prevent unacceptable impacts on amenity (such as noise, odour and light pollution)?
- Will the policy/strategy option provide spaces such as allotments and community gardens which will promote healthy eating?
- Will the policy/strategy option protect existing open spaces?
- Will the policy/strategy option promote provision of facilities for physical recreational activities and play (including for walking and cycling)?
- Will the policy/strategy option promote the importance of protecting natural play spaces?
- Will the policy/strategy option improve public access to natural greenspace and/or the countryside?
- Will the policy/strategy option make provision for personal private outdoor space within new developments?
- Will the policy/strategy option protect and improve people's mental health?

- Will the policy/strategy option help to improve overall health levels and reduce health inequalities?
- Will the policy/strategy option promote the importance of protecting natural play spaces?

Please note that the extent to which options will promote the use of active modes of transport is addressed under SA objective 5 below.

Relevant SEA Regulations topic(s)

- Human health

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A healthier Wales
 - A more equal Wales
- Addresses the requirement for Health Impact Assessment

ISA objective 5: Reduce the need to travel and promote more sustainable modes of transport

- Will the policy/strategy option provide for alternatives to the private car and improve public transport links, particularly in rural areas?
- Will the policy/strategy option provide for safe and attractive walking and cycling routes?
- Will the policy/strategy option reduce the need to travel in new developments?
- Will the policy/strategy option ensure connectivity to high speed broadband?
- Will the policy/strategy option reduce the need for out commuting for work?
- Will the policy/strategy option promote the provision of supporting infrastructure for and the use of electric vehicles?

Relevant SEA Regulations topic(s)

- Material assets

- Climatic factors
- Air

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A resilient Wales
 - A globally responsible Wales
 - A healthier Wales

ISA objective 6: Promote, protect and enhance cultural heritage and the built environment

- Will the policy/strategy option protect and enhance areas and buildings of historical or cultural importance?
- Will the policy/strategy option protect and enhance archaeology?
- Will the policy/strategy option protect and enhance industrial heritage?
- Will the policy/strategy option promote sustainable access to cultural sites?
- Will the policy/strategy option ensure high standards of design in all new development?
- Will the policy/strategy option protect and enhance local character and distinctiveness, while recognising the role of innovation?

Relevant SEA Regulations topic(s)

- Cultural heritage
- Material assets

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A Wales of vibrant culture and thriving Welsh language

ISA objective 7: Promote the use of the Welsh language

- Will the policy/strategy option promote the use of the Welsh language amongst different groups of people, including in the workplace and in education?
- Will the policy/strategy option promote the sustainability of Welsh-speaking communities?
- Will the policy/strategy option promote the status of the Welsh language?

Relevant SEA Regulations topic(s)

- Cultural heritage
- Population

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A Wales of vibrant culture and thriving Welsh language
- Addresses the requirement for a Welsh language impact assessment

ISA objective 8: Protect and enhance the quality and character of the landscape

- Will the policy/strategy option protect and enhance designated areas, including the National Landscape and Heritage Coast?
- Will the policy/strategy option protect and enhance historic landscapes?
- Will the policy/strategy option protect and enhance local landscape character and distinctiveness?
- Will the policy/strategy option protect and enhance tranquillity and dark skies?

Relevant SEA Regulations topic(s)

- Landscape

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A Wales of vibrant culture and thriving Welsh language
 - A healthier Wales

ISA objective 9: Protect and enhance biodiversity

- Will the policy/strategy option improve the diversity of habitats and species and maintain and enhance populations of species?
- Will the policy/strategy option enhance the extent of habitats and populations of protected and priority species by seeking the creation, restoration and appropriate management of green networks and linkages?
- Will the policy/strategy option improve and protect the condition of ecosystems and support the long term management of habitats?
- Will the policy/strategy option enhance connectivity by maximising opportunities for the creation of functional habitat and ecological networks?
- Will the policy/strategy option achieve adaptability to change, in particular the effects of climate change?
- Will the policy/strategy option limit the potential for disruption of natural processes or connectivity?
- Will the policy/strategy option support the restoration of natural processes which could mitigate or remove other impacts?
- Will the policy/strategy option enhance and protect connections between people and nature?

Relevant SEA Regulations topic(s)

- Biodiversity, flora and fauna

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A resilient Wales

- A globally responsible Wales
- The considerations of the Environment Act (Section 6) are reflected in the decision-aiding questions

ISA objective 10: Protect the quality and quantity of Anglesey's water resources

- Will the policy/strategy option reduce and/or avoid pollution to water environment?
- Will the policy/strategy option support efficient use of water, including greywater recycling in new developments?
- Will the policy/strategy option protect quality and quantity of groundwater sources?
- Will the policy/strategy option prevent new development that will cause drainage problems (including in relation to the proliferation of soil sealing)?
- Will the policy/strategy option protect the quality and quantity of surface water?
- Will the policy/strategy option help to ensure adequate levels of sewerage infrastructure and capacity to treat wastewater at sewage treatment works?

Relevant SEA Regulations topic(s)

- Water

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A resilient Wales
 - A healthier Wales
 - A globally responsible Wales

ISA objective 11: Protect and enhance air quality

- Will the policy/strategy option avoid increasing air pollution and achieve improvements in air quality?

- Will the policy/strategy option promote policy and development that enables and supports communities in adopting lifestyles and actions that can protect or enhance local air quality?

Relevant SEA Regulations topic(s)

- Air

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A resilient Wales
 - A healthier Wales
 - A globally responsible Wales

ISA objective 12: Promote the efficient use of land, soils and minerals

- Will the policy/strategy option encourage the re-use of previously developed land and buildings as a priority, where appropriate?
- Will the policy/strategy option prevent and control pollution to land?
- Will the policy/strategy option promote the remediation of land contamination?
- Will the policy/strategy option safeguard mineral resources?
- Will the policy/strategy option reuse and recycle aggregates on site?
- Will the policy/strategy option promote higher densities of development (where considered appropriate) to support more efficient use of land resources?

Relevant SEA Regulations topic(s)

- Soil
- Material assets

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A resilient Wales
 - A globally responsible Wales

ISA objective 13: Continue to minimise waste generation and promote more sustainable waste management

- Will the policy/strategy option reduce waste generation?
- Will the policy/strategy option avoid, reduce, re-use, recycle and recover before disposal to landfill?
- Will the policy/strategy option further improve on good recycling performance including provision of facilities (domestic and commercial)?
- Will the policy/strategy option support development of alternatives to landfill, including composting facilities and energy from waste?
- Will the policy/strategy option promote self-sufficiency in terms of waste management where appropriate?

Relevant SEA Regulations topic(s)

- Material assets
- Human health
- Water
- Soil

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A resilient Wales
 - A globally responsible Wales

ISA objective 14: Provide for a sustainable economy

- Will the policy/strategy option encourage economic growth?
- Will the policy/strategy option encourage appropriate inward and indigenous investment?
- Will the policy/strategy option support the rural economy?
- Will the policy/strategy option promote sustainable tourism?
- Will the policy/strategy option ensure the allocation of land to accommodate the economic needs of the population?
- Will the policy/strategy option maintain an appropriate land bank of employment sites?
- Will the policy/strategy option promote the vitality and viability of town centres?
- Will the policy/strategy option support the achievement of a greener lower carbon economy which can benefit all members of the community?

Relevant SEA Regulations topic(s)

- Material assets

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A prosperous Wales
 - A more equal Wales

ISA objective 15: Provide for a diverse range of job opportunities

- Will the policy/strategy option maximise employment opportunities within Anglesey?
- Will the policy/strategy option provide opportunities for a range of skills levels?
- Will the policy/strategy option provide jobs in accessible locations?
- Will the policy/strategy option accommodate training facilities to help develop a flexible skills base?

Relevant SEA Regulations topic(s)

- Population
- Material assets

Relevance to other assessment processes incorporated within the ISA

- Addresses the following WBFGA well-being goal(s):
 - A prosperous Wales
 - A more equal Wales

ISA methodology

2.5 The reasonable alternative policy options for the LDP will be appraised against the objectives in the ISA framework, with symbols being used to indicate the likely effects of each option on each ISA objective, as shown in Table 2.1.

Table 2.1: Key to symbols and colour coding to be used in the ISA of the Anglesey LDP

++	Significant positive effect likely
++/-	Mixed significant positive and minor negative effects likely
+	Minor positive effect likely
0	Negligible effect likely
-	Minor negative effect likely
-/+	Mixed significant negative and minor positive effects likely
--	Significant negative effect likely
++/--	Mixed significant positive and significant negative effects likely
+/-	Mixed minor positive and minor negative effects likely
?	Likely effect uncertain

2.6 Where a potential positive or negative effect is uncertain, a question mark will be added to the relevant symbol (e.g. +? or -?) and the symbol will be colour coded as per the potential positive, negligible or negative effect (e.g. green, blue, white, orange, pink, etc.).

2.7 The likely effects of options and policies need to be determined and their significance assessed, which inevitably requires a series of judgments to be made. The appraisal will attempt to differentiate between the most significant effects and other more minor effects through the use of the symbols shown in Table 2.1. The dividing line in making a decision about the significance of an effect is often quite small. Where either (++) or (--) will be used to distinguish significant effects from more minor effects (+ or -) this will be because the effect of an option or policy on the ISA objective in question is considered to be of such magnitude that it will have a noticeable and measurable effect taking into account other factors that may influence the achievement of that objective. However, the effects identified will be relative to the scale of proposals under consideration.

2.8 Mixed effects will only be presented where directly opposing effects (i.e. positive and negative) have been identified through the appraisal (e.g. +/-, ++/-, --/+ and ++/--). For some ISA objectives, it is possible that a policy might have a minor positive effect in relation to one aspect of the policy and a significant positive effect in relation to another aspect (giving a score of +/++). However, in these instances, only the most significant score will be shown in the appraisal tables. Similarly, if a policy or site could have a minor and significant negative effect (-/--) for the same ISA objective, only the significant negative score will be shown in the appraisal tables. The justification text relating to the appraisal will describe where the various elements of the policy being appraised might have potential to result in effects of differing magnitude.

Chapter 3

Compatibility analysis of the Local Development Plan objectives and Integrated Sustainability Appraisal objectives

3.1 Anglesey County Council's emerging LDP contains a draft vision, which is:

By 2039, Anglesey will be an Island of vibrant, lively, 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 key environmental assets, including the Anglesey National Landscape and other designated and non-designated landscape and ecological sites.
- c) Supported high quality design in new development including adequate provision of open space and green and blue infrastructure.
- d) Delivered sufficient housing of the correct types and tenures to meet local needs, including for the ageing population, affordable housing and gypsy and traveller community.
- e) Supported the development of and maximised the economic and social opportunities provided by new nuclear development at Wylfa.
- f) 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.
- g) Contributed to mitigating climate change by supporting sensitively located renewable and low carbon energy development, including future development at Wylfa.
- h) Supported a diverse economy with high quality jobs, based on specialist industries.
- i) Supported the tourism industry by continuing to attract visitors to the island, and ensured that the impacts of tourism are managed and minimised.

j) Maximised the benefits of the Freeport and AI growth zone designations.

3.2 The vision is not appraised in this ISA Report, as it is by nature positive and aspirational, and will be delivered through the LDP policies which will themselves be subject to ISA later in the process.

3.3 The emerging LDP also contains 17 objectives, which will ensure the vision is delivered. They are structured into the following seven themes:

- Theme 1: Supporting a sustainable and vibrant economy
- Theme 2: Ensuring access to suitable homes
- Theme 3: Infrastructure to support ambitions
- Theme 4: Responding to a changing climate
- Theme 5: Preserving and promoting Welsh language and culture
- Theme 6: Protecting the natural and historic environment and the management of resources
- Theme 7: Promoting placemaking and wellbeing

3.4 The draft LDP objectives are:

- 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 (Theme 1).
- 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 (Theme 1).
- 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 (Theme 1).
- Objective 4: Support appropriate 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 (Theme 1).
- Objective 5: 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 (Theme 2).

- Objective 6: Ensure that adequate physical, social/community, digital and green and blue infrastructure is in place to support future growth within the Plan area (Theme 3).
- Objective 7: Ensure that 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 (Theme 3).
- Objective 8: 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 (Theme 4).
- Objective 9: Support the transition to low carbon and renewable energy generation through facilitating the development of appropriate infrastructure that realise meaningful benefits and mitigate negative impacts (Theme 4).
- Objective 10: 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 vision of a million Welsh speakers by 2050 (Theme 5).
- Objective 11: 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 (Theme 6).
- Objective 12: Provide a strong policy base that protects 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 (Theme 6).
- Objective 13: 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 (Theme 6).
- Objective 14: 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 (Theme 6).

- Objective 15: 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 (Theme 7).
- Objective 16: 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 (Theme 7).
- Objective 17: 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 (Theme 7).

3.5 Table 3.1 overleaf presents high-level compatibility analysis between the LDP objectives and the ISA objectives, the latter of which were established at Scoping stage. This analysis shows the LDP objectives to be generally compatible with the ISA objectives, particularly LDP objectives 3, 6, 7 and 8. The most incompatibilities with the ISA objectives are associated with LDP objectives 1 and 5 as they promote employment and residential growth respectively, and so could have adverse effects on the built and natural environment while also contributing towards climate change through an increase in greenhouse gas emissions.

Table 3.1: Are the LDP objectives compatible with the ISA objectives?

LDP theme	LDP objective	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA 10	ISA 11	ISA 12	ISA 13	ISA 14	ISA 15
1	1	No	No link	Yes	Yes	No link	No	No link	No	No	No	No	Yes	No	Yes	Yes
1	2	?	No link	Yes	Yes	?	?	No link	?	?	?	?	No link	?	Yes	Yes
1	3	No link	No link	Yes	Yes	Yes	No link	No link	Yes	No link	No link	No link	Yes	No link	Yes	Yes
1	4	No	No link	Yes	No link	No	?	No link	?	No	?	No	No link	?	Yes	Yes
2	5	?	Yes	Yes	Yes	Yes	No	No link	No	No	No	No	No link	No	Yes	No link
3	6	Yes	No link	Yes	Yes	Yes	No	No link	No	Yes	Yes	Yes	No link	No link	Yes	No link
3	7	Yes	No link	Yes	Yes	Yes	No link	No link	No link	Yes	No link	Yes	No link	No link	Yes	No link
4	8	Yes	No link	No link	Yes	Yes	No link	No link	No link	Yes	Yes	Yes	No link	No link	Yes	No link
4	9	Yes	No link	No link	No link	Yes	No link	Yes	No link	No link	Yes	No link				
5	10	No link	No link	Yes	No link	No link	No link	Yes	No link							
6	11	Yes	No	No link	Yes	No link	No link	No link	Yes	Yes	Yes	Yes	No link	No link	No link	No link

LDP theme	LDP objective	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA 10	ISA 11	ISA 12	ISA 13	ISA 14	ISA 15
6	12	No link	Yes	No link												
6	13	No link	Yes	No link	Yes	No link										
6	14	No link	Yes	Yes	No link											
7	15	Yes	No link	Yes	Yes	Yes	No link	Yes	No link	No link	No link	No link				
7	16	No link	No link	Yes	Yes	Yes	Yes	No link	Yes	No link						
7	17	No link	Yes	Yes	Yes	Yes	No link	No link	Yes	No Link	Yes	No link				

Potentially incompatible LDP objectives and ISA objectives

- LDP objective 1 is potentially incompatible with ISA objectives 1, 6, 8, 9, 10, 11 and 13. This is because it seeks to support existing business and attract new investments to improve skills and job opportunities, yet these ISA objectives seek to mitigate climate change and protect the natural and built environment. The economic growth supported by LDP objective 1 would likely contribute towards greenhouse gas emissions and could have negative effects on the natural and built environment. Economic growth could also place increased pressure on the island's water resources and contribute towards air pollution and waste generation.
- LDP objective 4 is potentially incompatible with ISA objectives 1, 5, 9 and 11. This is because increased tourism could lead to increased levels of travel and associated greenhouse gas emissions considering the rural nature of the island, and potentially have adverse effects on air quality and biodiversity as a result of development.
- LDP objective 5 is potentially incompatible with ISA objectives 6, 8, 9, 10, 11 and 13. This is because housing development could have adverse effects on the natural and built environment, including on the island's water resources while also contributing towards air pollution and waste generation.
- LDP objective 6 is potentially incompatible with ISA objectives 6 and 8, as this objective supports infrastructure development which could have adverse effects on the historic environment and landscape.
- LDP objective 11 is potentially incompatible with ISA objective 2, as the aim of this objective is to enhance the island's biodiversity, while ISA objective 2 focuses on promoting housing development which could have adverse effects on ecological networks.

Uncertain LDP objectives and ISA objectives

- The compatibility of LDP objective 2 and ISA objectives 1, 5, 6, 8, 9, 10, 11 and 13 is uncertain. This is because LDP objective 2 seeks agricultural diversification, which may secure the future resilience and continued viability of farming, although the extent of impacts is uncertain. The impacts would depend on the nature and type of development that is encouraged, such as its scale and whether it has adverse effects on the natural and built environment. Additionally, whether it will generate greenhouse gas emissions, air pollution and/or require a lot of water. Supporting the rural economy could also result in an increase in

journeys to more rural areas or alternatively reduce journeys if agricultural workers are located nearby.

- The compatibility of LDP objective 4 and ISA objectives 6, 8, 10 and 13 is uncertain. This is because growth of the visitor economy could potentially have adverse impacts in terms of development being compatible or incompatible with the requirement to protect and enhance the historic environment and sensitive landscapes. It could also place pressure on Anglesey's water resources and waste management systems.

Recommendations

- LDP objective 2 seeks to provide development opportunities for the diversification of the rural economy. The wording of this objective could be amended to include reference to sustainable development opportunities.
- The phrase "adequately safeguarded" under LDP objective 4 could be replaced with "protected and enhanced".
- LDP objective 11 could refer to geodiversity, as well as biodiversity, if appropriate.
- LDP objective 12 could seek to "protect and enhance" the historic environment, not just "protect". Reference could also be made to the setting of heritage assets, as this forms part of their significance.
- The LDP objectives do not currently refer to prioritising the use of brownfield land. An objective could be added on this, or alternatively objective 14 could be expanded to cover this issue alongside waste.

Chapter 4

Integrated Sustainability Appraisal of the growth options

4.1 Anglesey County Council is considering 11 alternative growth scenarios. The preferred scenario will determine how much residential and employment development will be delivered over the plan period.

4.2 Each of the 11 growth scenarios is presented in Table 4.1. They have been reordered (compared to how they are presented in the consultation document) from lowest to highest in terms of the total number of dwellings each would deliver over the period 2024-2039.

4.3 Due to the large number of scenarios being considered and the very similar scales of growth that would be delivered under some of the options, LUC has grouped them into four categories for the purposes of appraisal: low, medium, medium-high, and high. This aids in the identification of likely significant effects (as required by the SEA Regulations) and in highlighting differences between the same broad levels of growth. Within each group of options, there are therefore options that have been grouped together which would deliver a higher or lower amount of development compared to other options within that group, and therefore the effects would differ slightly. For example, an option at the upper end of the range included in a group may have slightly more pronounced effects (both positive and negative) compared to the lowest options within that same group. However, there is no defined threshold or carrying capacity associated with each ISA objective that would enable the identification of different effects between broadly very similar options. Therefore, it is considered appropriate to group the options, but it should be recognised that the effects are to some extent a sliding scale and where an option may involve a scale of growth towards the top or bottom of the range within its group, the effects should be considered accordingly.

The ISA findings for the low, medium, medium-high and high growth options are presented in

4.4 Table 4.2 and described below the table by ISA objective.

Table 4.1: Grouping of the growth scenarios

Growth scenario number	Growth scenario name	Annual average employment growth	Dwellings per annum	Total number of dwellings (2024-2039)	Allocated group (low, medium, medium high, high)
8	Trend 15 year	2	16	240	Low
7	WG (rebased)	-0.4	33	495	Low
6	WG - 2018	2	34	510	Low
9	OE Baseline	113	100	1,500	Medium
5	Trend 5 year	49	105	1,575	Medium
4	Dwelling-led 15 year	66	121	1,815	Medium
3	Dwelling-led 5 year	98	154	2,310	Medium
10	Freeport	106	239	3,585	Medium-high
1	LHMA identified needs		269	4,035	Medium-high
11	Freeport & Wylfa	588	356	5,340	High
2	“Standard Method”		390	5,850	High

Table 4.2: ISA findings of the growth options

Growth option	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA10	ISA11	ISA12	ISA13	ISA14	ISA15
Low	0	-?	0	0	N/A	-?	0	-?	-?	-	0	N/A	-	--	--
Medium	0	+?	0	0	N/A	-?	+	-?	-?	-	0	N/A	-	+	+
Medium-high	--	++	+	+	N/A	--?	+	--?	--?	--	-	N/A	-	+	+
High	--	++	+	+	N/A	--?	+	--?	--?	--	-	N/A	-	++	++

ISA objective 1: Mitigate and adapt to the effects of climate change and reduce flood risk

4.5 There are areas of Flood Zones 2 and 3 in Anglesey, as well as areas of flood risk (ranging from high to low risk) associated with the sea, rivers, surface water, watercourses and reservoirs. Climate change will likely contribute to an increase in the frequency of flooding events, although the Isle of Anglesey has a relatively low number of properties at risk of flooding. Most flooding on the island is as a result of surface water flooding causing the existing sewer system to be overloaded. The high growth option would result in a considerable amount of new development, which would likely have particular negative effects in terms of exacerbating issues with surface water flooding. Further to this, the amount of development proposed under the high growth option would contribute most considerably to an increase in the number of people and cars on the island, resulting in an increase in greenhouse gas emissions. This is particularly an issue in terms of private car use, as car ownership rates on the island are higher than the Welsh average – particularly in the more rural areas of Anglesey where rates are as high as 95%. Overall, therefore, the high growth option is expected to have a significant negative effect in relation to ISA objective 1. The medium-high growth option would have similar effects to the high growth option, but to a slightly lesser extent. Therefore, the medium-high growth option is also expected to have a significant negative effect in relation to this objective.

4.6 The low growth option would result in a more limited amount of development over the plan period, delivering fewer homes than the adopted Anglesey and Gwynedd JLDP. As the Isle of Anglesey is currently experiencing a net decrease in population under the adopted JLDP, it is likely that the low growth option would mean that this net decrease continues. While there would be some new built development, it would be more likely that areas of higher flood risk could be avoided and there being fewer people and cars on the island would contribute towards a decrease in greenhouse gas emissions from transport. Additionally, as only a limited amount of development would be pursued, it is likely that development could be located in areas not at risk of flooding. Therefore, it is unlikely that increased risk of flooding associated with climate change would be an issue for new residents. Overall, the low growth option is expected to have a negligible effect in relation to ISA objective 1.

4.7 The medium growth option would also deliver less development than is allowed for in the adopted LDP and so is also considered likely to result in an ongoing decline in the resident population of Anglesey. However, the scale of new built development is higher compared to the low growth option and so emissions associated with that

development would be higher. Overall the medium growth option is expected to have a negligible effect in relation to ISA objective 1.

ISA objective 2: Provide an appropriate amount and mix of housing to meet local needs

4.8 The Isle of Anglesey's Local Housing Market Assessment (LHMA) calculates housing need figures for Anglesey based on three household forecast scenarios: the Welsh Government principal projection (269 dwellings per annum), higher projection (310 dwellings per annum) and lower projection (236 dwellings per annum).

4.9 The high growth option would deliver at least 356 dwellings per annum, while the medium-high growth option would deliver at least 239 dwellings per annum. Therefore, both options would deliver the housing need figures identified in the LHMA. As such, they are expected to have significant positive effects in relation to this objective. The medium growth option would deliver at least 100 dwellings per annum and so although it would also contribute towards housing delivery, it would not meet the identified housing need figures in the LHMA. Therefore, the medium growth option is expected to have a minor positive effect in relation to ISA objective 2. The low growth option would deliver at least 16 dwellings per annum, which is considerably lower than the identified housing need figures in the LHMA. Therefore, the low growth option is expected to have a minor negative effect in relation to ISA objective 2.

4.10 Due to historic delivery rates, it is possible that there may be some under delivery of housing. This would be more likely under the low and medium growth options as they involve delivering fewer homes than the other two options, in addition to the adopted Anglesey and Gwynedd JLDP which seeks to deliver 232 dwellings per annum – under which there has been an under-delivery of homes. The high and medium-high growth options would deliver a considerable number of new dwellings, which has the potential to improve housing affordability through an increase in supply. A higher number of dwellings may also increase the viability affordable housing delivery. Better affordability has the potential to attract more people to the area, particularly as house prices in Anglesey are over seven times the average income. Therefore, the effects of the low and medium growth options are recorded as uncertain.

ISA objective 3: Promote vibrant communities, with opportunities for living, working and socialising for all

4.11 The amount of growth proposed under the high and medium-high growth options would likely result in an increase in the number of people on the island, placing pressure on existing education and community facilities. However, those options could also help ensure the future viability of existing education and community facilities, while also generating capital to support the delivery of new services and facilities. This is particularly important, as the ageing population on the Isle of Anglesey creates a strain on some services and facilities. An increase in the number of people on the island under these two options could also help promote the sustainability of existing communities and the creation of mixed communities, including those with protected characteristics. Therefore, the high and medium-high growth options are expected to have minor positive effects in relation to ISA objective 3.

4.12 The low and medium growth options would deliver fewer homes than the adopted Anglesey and Gwynedd JLDP. As the Isle of Anglesey is currently experiencing a decrease in population under the adopted JLDP, which has a higher housing target than both the low and medium growth options, it is likely both options would result in a continuation of this decrease. This may undermine the viability of existing education and community facilities, although the risk of existing facilities being increasingly pressured would also be avoided. Therefore, the low and medium growth options are expected to have overall negligible effects in relation to ISA objective 3.

ISA objective 4: Encourage healthy and safe lifestyles that promote well-being and improve overall health levels on Anglesey

4.13 The amount of growth proposed under the high and medium-high growth options would likely result in an increase in the number of people on the island, placing pressure on existing healthcare services. However, the options could also help ensure the future viability of existing healthcare services, particularly those in more rural parts of the island, while also generating capital to support the delivery of new healthcare services and facilities. This is important, as the ageing population of Anglesey creates a strain on healthcare services. Likewise, the amount of growth proposed under these options could place pressure on existing open spaces,

although development may involve the delivery of new open spaces. Overall, the high and medium-high growth options are expected to have minor positive effects in relation to ISA objective 4.

4.14 The low and medium growth options would deliver fewer homes than the adopted Anglesey and Gwynedd JLDP. As the Isle of Anglesey is currently experiencing a decrease in population under the adopted JLDP, which has a higher housing target than both the low and medium growth options, it is likely both options would result in a continuation of this decrease. This may undermine the viability of existing healthcare facilities, although existing facilities are less likely to come under increasing pressure. Therefore, the low and medium growth options are expected to have overall negligible effects in relation to ISA objective 4.

ISA objective 5: Reduce the need to travel and promote more sustainable modes of transport

4.15 The location of growth rather than the amount of growth influences the need to travel and the availability and use of sustainable modes of transport. Therefore, this ISA objective has been scoped out of the appraisal of growth options.

ISA objective 6: Promote, protect and enhance cultural heritage and the built environment

4.16 The Isle of Anglesey contains 12 conservation areas, 1,125 listed buildings and 432 scheduled monuments, with some of the listed buildings considered to be at risk. Due to Anglesey's rich cultural heritage, it is likely that new development would result in adverse effects on the historic environment, although this is to a large extent dependent on the location and design of individual developments rather than the overall scale of development planned for.

4.17 The high and medium-high growth options would result in a large amount of development on the island. Therefore, it is more likely that some of this development would be in close proximity to heritage assets, potentially affecting the assets themselves or their settings. Therefore, the high and medium-high growth options could have significant negative effects in relation to ISA objective 6 although this is uncertain depending on the location of individual developments. The medium growth option would result in a smaller amount of development than these two options, but still a scale of development which could have adverse effects on the historic environment. Therefore, the medium growth option could have a minor negative effect in relation to ISA objective 6 although this is again uncertain. The low growth

option would result in a smaller amount of development so it is more likely to be possible to avoid adverse effects on heritage assets and their settings. However, there is still potential for the development of several hundred new homes per year to have adverse effects. Therefore, a potential but uncertain minor negative effect is also identified for the low growth option in relation to ISA objective 6.

ISA objective 7: Promote the use of the Welsh language

4.18 New development on Anglesey could have positive effects on the use and promotion of the Welsh language, as it may enable more younger people to stay living and working on the island. The extent of growth associated with the low growth option would likely have a negligible effect, while minor positive effects are associated with the medium, medium-high and high growth options.

ISA objective 8: Protect and enhance the quality and character of the landscape

4.19 The coastline of Anglesey is a National Landscape, while the island contains six designated Special Landscape Areas. These are designated to protect areas of high landscape quality on the Isle of Anglesey. Due to the high landscape sensitivity of the island, it is likely that new residential and employment development under any of the options could have adverse effects on the landscape, although effects are to a great extent dependent on the location of development – such as its proximity to the National Landscape – and its design and layout.

4.20 The high and medium-high growth options would result in a considerable amount of development on the island and so potential significant negative effects are identified in relation to ISA objective 8. The medium and low growth options would result in a more limited amount of development and so effects on the landscape would also be more limited. Therefore, these options have potential minor negative effects in relation to ISA objective 8. All effects are uncertain as actual effects are dependent on the final design, scale and layout of development.

ISA objective 9: Protect and enhance biodiversity

4.21 The Isle of Anglesey is rich in biodiversity – there are seven terrestrial Special Areas of Conservation (SACs), four Special Protection Areas (SPAs), one Ramsar site and numerous Sites of Special Scientific Interest (SSSIs). There are also six

Local Nature Reserves (LNRs), one National Nature Reserve (NNR), four RSPB reserves and numerous areas of Ancient Woodland. Protected species are also present on the island. Therefore, growth on the island is likely to have adverse effects on biodiversity, although this is very dependent on the location of growth and its design.

4.22 The high and medium-high growth options would result in a considerable amount of residential and employment growth on the island, which would be more likely have adverse effects on the biodiversity assets present. Therefore, these growth options could have significant negative effects in relation to ISA objective 9.

4.23 The medium and low growth options would still result in a fairly substantial amount of new development, but are likely to have a lesser effect on biodiversity – particularly the low growth option. Therefore, these growth options could have minor negative effects in relation to ISA objective 9.

4.24 All effects are uncertain as actual effects will depend on the final design, scale and layout of development and factors such as whether green space is incorporated into development or not.

ISA objective 10: Protect the quality and quantity of Anglesey's water resources

4.25 The amount of development proposed under all four growth options will likely place strain on Anglesey's water resources, as there are some river catchments with no water availability. However, this effect would be somewhat dependent on the location of development. The low and medium growth options would place less strain on Anglesey's water resources than the high and medium-high growth options, as they would not result in a considerable increase in development on the island. Overall, therefore, the high and medium-high growth options are expected to have significant negative effects in relation to ISA objective 10, while the low and medium growth options are expected to have minor negative effects. The quality of water resources will more likely be influenced by the location of development rather than the amount of development.

ISA objective 11: Protect and enhance air quality

4.26 The Isle of Anglesey does not experience poor air quality in that pollution levels fall below statutory air quality objectives. However, car ownership rates on the Isle of Anglesey are already high and above the Welsh average and so out of all four growth options, the high and medium-high growth option are likely to contribute the most to a

potential decline in air quality as a result of an increase in the number of people and cars on the island, and associated air pollution. Therefore, the high and medium-high growth options are expected to have minor negative effects in relation to ISA objective 11. The low and medium growth options would not result in a considerable increase in the scale of development and associated vehicle use on the island and so are expected to have negligible effects in relation to ISA objective 11.

ISA objective 12: Promote the efficient use of land, soils and minerals

4.27 The location of growth rather than the amount of growth influences whether land, soils and minerals are used efficiently or not. Therefore, this ISA objective has been scoped out of the appraisal of growth options.

ISA objective 13: Continue to minimise waste generation and promote more sustainable waste management

4.28 The amount of growth proposed under each of the growth options would contribute to an increase in waste generation, including in the short-term as part of the construction of new dwellings and buildings for employment uses. However, effects will be mainly determined by onsite practices. Therefore, all four growth options are expected to have minor negative effects in relation to ISA objective 13.

ISA objective 14: Provide for a sustainable economy

4.29 The high growth option would deliver the largest amount of employment growth compared to the other options. This is particularly important considering the ageing population in Anglesey which has the potential to undermine the ability of the island to attract employers. Further to this, the option would deliver a considerable number of new homes which would help increase housing supply and overall affordability, potentially attracting more younger people to live and work in the area. This is important, as the labour force in Anglesey is diminishing. It would also help reduce Anglesey's reliance on the tourism sector as a main source of income. As such, the high growth option is expected to have a significant positive effect in relation to ISA objective 14.

4.30 The medium and medium-high growth options would also deliver a fairly large amount of employment growth, with the medium-high growth option also likely to

deliver a large number of new homes which would help address housing affordability issues through an increased supply of housing. Therefore, both options are expected to have a minor positive effect in relation to ISA objective 14, particularly the medium-high growth option due to the delivery of a larger number of new homes.

4.31 The low growth option would deliver a smaller amount of employment growth compared to the other options. This is problematic considering the series of industrial closures that have taken place in Anglesey, resulting in the loss of over 2,300 direct jobs. Therefore, the low growth option would not help ensure a sustainable economy and so a significant negative effect is expected in relation to ISA objective 14.

ISA objective 15: Provide for a diverse range of job opportunities

4.32 The high growth option would deliver the largest amount of employment growth compared to the other options, partly as it takes into consideration the local job opportunities that developments at Wylfa and Freeport would offer. Therefore, it has more potential to provide a diverse range of job opportunities than the other options. Further to this, it would deliver a considerable number of new homes. This is important, as the ability of residents to buy and rent housing locally determines how large a workforce is readily available in an area. Therefore, the high growth option is expected to have a significant positive effect in relation to ISA objective 15.

4.33 The medium and medium-high growth options would also deliver a large amount of employment growth, with the medium-high growth option also likely to deliver a large number of new homes which would help support the availability of a workforce in the area. Therefore, both options are expected to have a minor positive effect in relation to ISA objective 15, particularly the medium-high growth option due to the delivery of a larger number of new homes.

4.34 The low growth option would deliver a small amount of employment growth compared to the other options. As described under the previous objective, this is problematic considering the series of industrial closures that have taken place in Anglesey, resulting in the loss of over 2,300 direct jobs that have not been replaced. Therefore, the low growth option is expected to have a significant negative effect in relation to ISA objective 15.

Summary of findings

4.35 The high growth option is likely to have the highest number of significant positive effects against the ISA objectives, as the amount of new development it will

deliver has the potential to help address housing affordability, while also attracting more people to the island. However, the high growth option, together with the medium-high growth option, also has the highest number of likely significant negative effects as the amount of development proposed under these options would mean that adverse effects on the island's sensitive natural and built environment are more likely.

4.36 The medium-high growth option has the highest number of likely minor positive effects and one likely significant positive effect and so does not perform as well as the high growth option but would have similarly beneficial effects in terms of growth and housing affordability. It is expected to have the same number of significant negative and minor negative effects as the high growth option.

4.37 The low and medium growth options do not have any likely significant positive effects and only the medium growth option is expected to have a couple of minor positive effects. The medium growth option performs slightly better than the low growth option, but like the low growth option would only support a limited amount of development. Arguably, these options would maintain the status quo by keeping levels of new development lower and thereby avoiding the potential negative effects associated with it, but not actively achieving improvements. Therefore its effects on the ISA objectives tend to be more negligible than positive.

4.38 Delivering a higher amount of development, as is the case under the high and medium-high growth options, would lead to more of a trade off between the social and economic benefits of growth and the potential environmental impacts, while the lower and medium growth options perhaps represent more of a balance between these considerations, with less pronounced positive and negative effects across the board.

Chapter 5

Integrated Sustainability Appraisal of the spatial options

5.1 Anglesey County Council is considering three alternative options for the spatial distribution of development. The preferred option will determine where residential and employment development over the plan period will be directed.

5.2 The spatial options are:

- Spatial Option A: Focus on key settlements
- Spatial Option B: Dispersed development
- Spatial Option C: Transport corridor focus

5.3 LUC has appraised each of the three spatial options. The findings are presented in Table 5.1 and are described below the table by ISA objective.

Table 5.1: ISA findings of the spatial options

Spatial option	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA10	ISA11	ISA12	ISA13	ISA14	ISA15
A: Focus on key settlements	++/- ?	++/-	++/-	++/-	++/-	--/+?	0	-?	--?	--?	++	++	N/A	++/-	++/-
B: Dispersed development	--/+?	++/-	+/-	+/-	--	-	+?	--?	--?	--?	--	--	N/A	+/-	+/-
C: Transport corridor focus	++/- ?	+/-	--/+	+/-	++/-	-	0	--?	-?	--?	++/--	+/-	N/A	+/-	++/-

ISA objective 1: Mitigate and adapt to the effects of climate change and reduce flood risk

5.4 CO₂ emissions in 2022 in Anglesey measured 4.3 tonnes per person, higher than the neighbouring authorities of Gwynedd and Conwy but lower than that of Wales. Within Anglesey, there are areas of Flood Zones 2 and 3 distributed across the island, as well as areas of flood risk (ranging from high to low risk) associated with the sea, rivers, surface water, watercourses and reservoirs. A large area of Flood Zone 3 (high flood risk) is located at the southern end of the island, surrounding Afon Cefni. Most flooding on the island is attributed to surface water flooding, causing overload of the existing sewer systems. This issue is particularly prevalent in Holyhead, Beaumaris, Dwyran and Llangefni. Llangefni and Dwyran are located on rivers and the flood risks here are a result of surface water run-off, sewer systems and tidally influenced river flooding.

5.5 Spatial Option A (Focus on key settlements) would focus development on the primary key settlements of Holyhead, Llangefni, Amlwch and Menai Bridge. Focussing development around these key existing urban centres would result in a substantial proportion of people living in close proximity to their workplace, local services and amenities, encouraging active travel and reducing reliance on cars which would be beneficial given Anglesey's average household car ownership rate (85%) being higher than the Welsh average (80%). A focus on brownfield urban land under this option would prevent development on existing forests and grassland which act as carbon sinks. However, remediation and viability issues may limit the amount of brownfield land available to deliver the required levels of growth. The area of greatest development focus, Holyhead, sits mostly outside flood zones, besides an area to the north, and as such development in this area is not expected to contribute substantially to flood risk. However, the settlement is at risk of overload of the existing sewer systems and therefore development would likely exacerbate this issue. Development around other smaller settlements will coincide with flood risk zones, such as around Rhosneigr and Amlwch. Overall, a mixed significant positive and minor negative effect is expected against ISA objective 1 for Spatial Option A (Focus on key settlements). The effect is considered to be uncertain, as the extent of the impact on flood risk is dependent on where within and around each of the settlements new development will be located.

5.6 Spatial Option B (Dispersed development) would disperse development between settlements at a level proportionate to the size of each settlement but would have a greater focus on rural communities than Option A (Focus on key settlements), dispersing growth further between settlements including villages and clusters. As this

would likely result in more of Anglesey's population being located further from work and services in larger primary key settlements, an increase in car journeys and travel distance is anticipated, which would result in increased emissions. Option B (Dispersed development) may also require new, less centralised infrastructure across the island to accommodate the dispersed growth. The reliance on greenfield land may also reduce the cover of existing carbon sinks. However, this option would still result in a proportion of development taking place at the larger settlements. In encouraging growth across a greater number of settlements and given the dispersed nature of Flood Zones 2 and 3 areas across Anglesey, Option B (Dispersed development) could increase flood risk across a number of areas, but to a lesser degree given that growth would be proportionate to the size of each settlement. Overall, Option B (Dispersed development) is expected to have a mixed significant negative and minor positive effect on ISA objective 1, which would be uncertain due to the fact that impact to flood risk is likely to be dictated by the location of new development.

5.7 Option C (Transport corridor focus) proposes to focus development along the A55 corridor between Menai Bridge and Holyhead, concentrating on sites with easy access to public transport hubs in several towns. The strategy would result in a higher proportion of growth at Holyhead, Llangefni and Menai Bridge (which allow easy access to the A55), in addition to local service centres and villages with access to public transport hubs. However, Option C (Transport corridor focus) would not maximise development in Amlwch, which is one of the four key settlements in the Settlement Hierarchy. In focusing growth on sustainable transport hubs, Option C (Transport corridor focus) may discourage car use and reduce related emissions, potentially encouraging modal shift. Conversely, focusing development along the A55 corridor could encourage car use, presenting it as the most attractive option and resulting in increased CO₂ emissions. It is noted that many of the existing employment sites are located in close proximity to the A55 corridor, potentially making travel to work more efficient. While several of the settlements that are the focus of Option C (Transport corridor focus) are within or close to flood zones, the concentration of development may make flood risk easier to manage rather than in the case where development is more dispersed and solutions need to be found across the island. Indeed, this option directs growth to the lowest number of settlements out of all three spatial options. Conversely, flood risk may rise in key settlements creating a greater problem affecting a larger number of households. Overall, a mixed significant positive and minor negative effect is expected against ISA objective 1 for Spatial Option C (Transport corridor focus). The effect is uncertain, as the actual effect will depend on the specific location of development and whether it is within a flood zone or not.

ISA objective 2: Provide an appropriate amount and mix of housing to meet local needs

5.8 The Isle of Anglesey is predominately rural and features a mix of small towns, villages and dispersed rural communities. The settlement pattern is influenced by the island's geography, with key centres of population and economic activity including Holyhead, Llangefni and Amlwch (Urban Service Centres), as well as Beaumaris, Menai Bridge, Benllech and Gaerwen (Local Service Centres). The adopted Anglesey and Gwynedd JLDP set a target of delivering 7,184 new housing units over the plan period, which equated to a target of 3,480 new units (232 new units per annum) in Anglesey. However, the number of new homes built has fallen below these targets. Additionally, the 2025 Local Housing Market Assessment identified a shortfall of affordable units per annum. This appraisal of the spatial options focuses on the spatial distribution of housing and its implications for the ISA objectives; however the total number of homes to be delivered under any of the three spatial options (options for which were considered in Chapter 4) will be key in determining effects against this ISA objective.

5.9 Spatial Option A (Focus on key settlements) would focus development around the primary key settlements, distributing new growth primarily to large sites around Holyhead, Llangefni, Amlwch and Menai Bridge, and also small to medium sized sites in the majority of local service centres and villages. This option would focus on delivering higher density development in urban areas, reducing land requirements and making use of brownfield sites. In smaller settlements, growth would be more limited to landbank supply, windfall sites and the adaptation of existing units. As a result of a high proportion of new housing being delivered in a limited number of key settlements, there is a possibility of failing to meet the housing needs of rural communities. As such, it is expected that Spatial Option A (Focus on key settlements) will have a mixed significant positive and minor negative effect against ISA objective 2.

5.10 Option B (Dispersed development) would distribute development more evenly across Anglesey and provide the greatest variety of sites for residential development which may maximise the distribution of affordable housing. Conversely, Option B (Dispersed development) may be less likely to deliver affordable housing because small-scale schemes would be brought forward in smaller settlements, which could affect the viability of affordable housing. Overall, Option B (Dispersed development) is likely to have a mixed significant positive and minor negative effect against ISA objective 2.

5.11 Option C (Transport corridor focus) would focus development along the A55 corridor, favouring sites with easy access to transport hubs and distributing a higher

proportion of growth to Holyhead, Llangefni, and Menai Bridge as key access points to the A55. While this supports the delivery of housing in accessible locations, a concern with this option is that most of the market and affordable housing would be delivered in a limited number of settlements, all of which are on the southern side of Anglesey, which could leave large areas with unmet housing needs. As Option C (Transport corridor focus) will deliver housing, but increase spatial inequality in accessing housing, it is considered to have a likely mixed minor positive and minor negative effect on ISA objective 2.

ISA objective 3: Promote vibrant communities, with opportunities for living, working and socialising for all

5.12 Growth on Anglesey would increase the island's population and subsequently the need for increased education and community facilities. Anglesey currently has one of the smallest school populations (fewer than 10,000 students), over 43 primary schools and five secondary schools. The island has an ageing population, creating additional strain on existing services and facilities, particularly healthcare.

5.13 Spatial Option A (Focus on key settlements) would focus on delivering higher density development in existing key settlements, and therefore in locations that suit those with additional or higher needs, including older people, by positioning housing in close proximity to existing services and integrating development into existing communities. This option also targets many of the most deprived areas in Anglesey, including Holyhead, Llangefni and Amlwch. Delivering new residential and employment development in these locations under Spatial Option A could help to support their regeneration. Option A (Focus on key settlements) could support the future viability of existing education and community facilities by delivering new housing and therefore increasing the population of the key settlements. Conversely, this could put additional strain on existing services.. Spatial Option A may result in an increased gap in services and facilities between larger settlements and Anglesey's smaller and more rural settlements, leaving residents of such areas more isolated from services, new educational facilities and community activities. As such, Spatial Option A (Focus on key settlements) is considered likely to have a mixed significant positive and minor negative effect on ISA objective 3.

5.14 As a result of Spatial Option B (Dispersed development), people may be living a greater distance from services and facilities, and due to the dispersed nature of growth, demand for education and services could grow across a wider number of settlements. Growth in smaller towns and villages without schools and particular services, may put pressure on schools elsewhere which need to accommodate the

increased demand, while also absorbing rising numbers from their existing catchment. Additionally, the amount of growth across the smaller settlements is unlikely to be sufficient to make new schools viable. However, like Option A (Focus on key settlements), Option B (Dispersed development) will still deliver a proportion of development at larger settlements which should encourage the delivery of new facilities. Overall, Option B (Dispersed development) is expected to have a likely mixed minor positive and minor negative effect on ISA objective 3.

5.15 Option C (Transport corridor focus) would result in development along the A55 corridor, focused around Holyhead, Llangefni, and Menai Bridge as well as local service centres and villages within or near to the public transport hubs. While Option C (Transport corridor focus) may encourage provision of community facilities in accessible locations along the corridor, this may encourage car use and fail to support active transport. Additionally, it may not promote equitable access across Anglesey as the northern side of the island is outside the area of focus under this option and, as such, communities within the north are unlikely to experience substantial benefits in relation to community and educational facilities. Option C (Transport corridor focus) is therefore expected to have a mixed significant negative and minor positive effect on ISA objective 3.

ISA objective 4: Encourage healthy and safe lifestyles that promote well-being and improve overall health levels on Anglesey

5.16 In the 2021 census, 81.9% of Anglesey's population self-reported as being in good or very good health, higher than the Welsh national average (79.1%). Additionally, a lower proportion of people on Anglesey reported themselves as being in bad or very bad health compared to the national average.

5.17 Option A (Focus on key settlements) would focus development in key primary settlements where existing healthcare, sporting and leisure services are mainly focussed. While this could increase pressure on services, development could be of sufficient scale to deliver new services and facilities to meet the different needs of an expanding population, including additional healthcare, sports and leisure facilities. Focusing growth at the primary key settlements creates opportunities to be integrated with, and serve, existing communities. New residential development within the key settlements would also result in more people living closer to job opportunities, increasing opportunities for people to walk and cycle to work and to other day-to-day activities, benefitting health. However, this may come at the cost of preventing smaller settlements from benefitting in investment into facilities, which would be focussed at key settlements. Therefore, Option A (Focus on key settlements) is

expected to have a mixed significant positive and minor negative effect on ISA objective 4.

5.18 The dispersed growth pattern associated with Option B (Dispersed development) may increase the distances between people and major health services and facilities. As smaller settlements contain limited amenities, people would need to drive elsewhere in order to access them, impacting accessibility and failing to support active travel, which has a positive impact on health outcomes. However, Option B (Dispersed development) may encourage more equitable distribution of new schemes and facilities supporting health, and would support the viability of existing facilities in more rural areas. Additionally, there may be more potential within and around smaller settlements to establish facilities for community wellbeing which require more land, such as allotments and community gardens. Option B (Dispersed development) is expected to have a mixed minor positive and minor negative effect in relation to ISA objective 4.

5.19 Option C (Transport corridor focus) which focuses development along transport corridors, may support reliance on the private car, increasing emissions and limiting opportunities for active travel resulting in negative health consequences. However, a focus on accessible locations means that people are more likely to be able to access primary healthcare, sporting and leisure facilities. However, as Option C (Transport corridor focus) does not contain any growth focus areas on the northern side of the island, those communities may suffer from missed investment and declining access to facilities supporting good health. Overall, Option C (Transport corridor focus) is likely to have a mixed minor positive and minor negative effect on ISA objective 4.

ISA objective 5: Reduce the need to travel and promote more sustainable modes of transport

5.20 Anglesey's key strategic route is the A55, which provides a connection to North Wales, the M56 and the UK's wider road network. Anglesey's Britannia Bridge carries the A55 and the North Wales Coast railway line across the Menai Strait, which regularly suffers from closures and restrictions due to weather conditions. Other key roads on the island include the A5025 and A4080 which connect rural communities but are constrained. Anglesey's bus network serves primary key settlements, with routes extending to smaller rural communities. However, remote services can be infrequent which limits accessibility for those without the use of a private car. The 2021 census revealed that 45% of the island's workforce commuted within Anglesey, and 42% worked from home or had no fixed workplace. Beyond this, there is a notable inflow and outflow of workers between Anglesey and North Wales. 61.3% of the working population travel to work on Anglesey primarily by driving.

5.21 Spatial Option A (Focus on key settlements) is likely to offer good opportunities for the use of sustainable transport as development is directed towards accessible urban locations in proximity to employment, services and facilities, reducing the need for longer distance travel and reliance on private car journeys. With a large majority of the population focused in the primary key settlements, Option A (Focus on key settlements) has the potential for supporting improvements to the sustainable transport network which is already focussed in those larger settlements.

Notwithstanding, this option may leave rural areas without support for improvements to the struggling bus network, favouring larger settlement areas. Overall, a mixed significant positive and minor negative effect is expected against ISA objective 5.

5.22 Option B (Dispersed development) disperses development across Anglesey and so may reduce opportunities for strategic transport infrastructure improvements and is unlikely to support sustainable transport connectivity or encourage active travel due to an increased requirement for journeys as a result of longer travel distances between homes and jobs, services and facilities. Option B (Dispersed development) is therefore likely to have a significant negative effect in relation to ISA objective 5.

5.23 Option C (Transport corridor focus) supports the North Wales Regional Transport Plan 2025-2030 which focuses on creating high density, mixed-use development around public transport hubs. Therefore, people are likely to be within close proximity of public transport, which would reduce the need to travel via private car. Under this option, development would be focused along the A55 corridor, where many employment sites are also situated and so people would not need to travel far to reach their workplace. However, Option C (Transport corridor focus) may encourage increased reliance on private car journeys as they emerge as the most convenient option, particularly to locations which sit outside the transport corridors and so fail to support sustainable transport options or journey reduction.

Notwithstanding, growth around the identified sustainable transport hubs may conversely reduce private car journeys and encourage modal shift. A mixed significant positive and minor negative effect is therefore expected against ISA objective 5.

ISA objective 6: Promote, protect and enhance cultural heritage and the built environment

5.24 Anglesey has a rich cultural heritage, with evidence of human activity spanning roughly 8,000 years. Anglesey features over 200 scheduled monuments, and has several conservation areas including in Holyhead, Beaumaris and Llangefni. Listed buildings are distributed across the whole island, although there is a strong concentration along the island's south-east coast adjacent to the mainland.

5.25 Spatial Option A (Focus on key settlements) would direct development to the primary key settlements, primarily relying on brownfield urban land to deliver development. This could reduce the risk of impacts on heritage assets, as these areas are already fairly built-up and the appropriate regeneration of brownfield sites could have positive effects on the settings of heritage assets. However, it is noted that many heritage assets are present within the primary key settlements and so it is more likely that new development could have adverse effects on the historic environment. It is also recognised that the impact on cultural heritage and the built environment is heavily dependent on the specific site location and design of development. Overall, Spatial Option A (Focus on key settlements) is expected to have a mixed significant negative and minor positive, but uncertain effect in relation to ISA objective 6.

5.26 Spatial Option B (Dispersed development) would disperse development across a number of settlements in Anglesey, where heritage assets are typically found, while also leading to more pressure to develop greenfield land which could impact cultural heritage. Notwithstanding, the dispersal of development could lower the chances of cumulative negative effects. As such, Spatial Option B is expected to have a minor negative effect in relation to ISA objective 6.

5.27 Spatial Option C (Transport corridor focus) focuses growth in a small number of settlements compared to the other two options and so effects on heritage assets will be limited. However, as the same amount of development would be delivered under this option as the other two options, it is likely it will also have adverse effects on the historic environment. Additionally, this option could have a higher risk of negative cumulative effects on heritage assets and the built environment. Overall, Spatial Option C is expected to have a minor negative effect in relation to ISA objective 6.

ISA objective 7: Promote the use of the Welsh language

5.28 At the time of the 2021 Census, around 17.8% of the population in Wales aged three years or older were reported as being able to speak Welsh, the lowest proportion ever recorded in a census. The highest percentages of people aged three years or older able to speak Welsh was in north-west Wales (Gwynedd and Anglesey). As recorded in the 2021 Census, 58.1% of Anglesey's population could speak, read or write Welsh and 11.1% could understand spoken Welsh. 30.7% of people had no skills in Welsh. Anglesey's Welsh in Education Strategic Plan 2022-2032 (WESP) seeks to improve use of and access to the Welsh language, including amongst school children. It seeks to transfer Welsh language skills from one stage of education to another, and improve opportunities for learners to use Welsh.

5.29 Development directed to more rural communities with a higher incidence of Welsh speakers, as is the case under Spatial Option B (Dispersed development), could potentially support use of the Welsh language. However, this is somewhat dependent on personal choice. Therefore, Spatial Option B (Dispersed development) is expected to have a minor positive effect in relation to ISA objective 7 with some uncertainty, while Spatial Options A (Focus on key settlements) and C (Transport corridor focus) are expected to have negligible effects.

ISA objective 8: Protect and enhance the quality and character of the landscape

5.30 Anglesey has a designated National Landscape along its coast which is 221km² and covers a third of the island. There are also three sections of open, undeveloped coastline designated as Heritage Coast, which stretch along 50km (31 miles) of the coastline. Anglesey falls under two National Landscape Character Areas (NLCAs), NLCA01: Anglesey Coast and NLCA02: Anglesey Interior. The island has a complex underlying geology and contains some of the oldest rocks in Wales and Britain.

5.31 Several settlements within or adjacent to Anglesey's coastal National Landscape would be targeted for growth under Spatial Option A (Focus on key settlements) including Almwch, Beaumaris and Rosneigr. Dependent on the location, scale and other characteristics of the development proposed, it could either substantially compromise the character of the National Landscape and other landscape features, such as the Special Landscape Area adjacent to Almwch, or conversely help renew certain areas on the edge of settlements, resulting in overall landscape enhancements. Overall, a minor negative effect is expected for Spatial Option A. The effect is uncertain, as the actual effect will depend on the final location, design, scale and layout of development.

5.32 Spatial Option B (Dispersed development) targets several of the same coastal settlements as Spatial Option A (Focus on key settlements) as described above. It also further distributes growth which could result in more sensitive landscape areas being impacted than under Spatial Option A (Focus on key settlements). This would also have a greater impact on dark skies due to increased light pollution across the island. Notwithstanding, given the dispersed nature of development, cumulative effects on a particular settlement are less likely. Overall, a significant negative effect is expected for Spatial Option B in relation to ISA objective 8. The effect is uncertain, as the actual effect will depend on the final location, design, scale and layout of development.

5.33 Spatial Option C (Transport corridor focus) concentrates growth along the A55 transport corridor, in a limited number of settlements compared to the other options. Notwithstanding, several of the medium areas of focus still coincide with the National Landscape and as such could have a negative impact on local landscape character dependent on the nature of development. Option C could also increase the likelihood of cumulative effects due to the more intensive development across fewer settlements. Therefore, overall, Spatial Option C (Transport corridor focus) is expected to have a significant negative effect in relation to ISA objective 8. The effect is uncertain, as the actual effect will depend on the final location, design, scale and layout of development.

ISA objective 9: Protect and enhance biodiversity

5.34 The Isle of Anglesey has seven terrestrial Special Areas of Conservation (SACs), four Special Protection Areas (SPAs) and the Anglesey and Llyn Fens Ramsar site, in addition to 60 Sites of Special Scientific Interest (SSSIs). There are also six Local Nature Reserves (LNRs), numerous areas of Ancient Woodland, four RSPB reserves and one National Nature Reserve. All three spatial options target several of the same settlements for growth and as such could impact certain designated sites including the North Anglesey Tern colonies SPA around Holyhead, the Anglesey Terns SPA and SSSIs around Rhosneigr in the south west, the Marine protected areas, Glannau Porthaethwy SSSI around Menai Bridge, and areas of Ancient Woodland around Menai Bridge and Llanfair Pwllgwyngyll in the east of the island.

5.35 Spatial Options A (Focus on key settlements) and B (Dispersed development) target growth across several settlements which have or are adjacent to designated biodiversity sites. These two options direct some growth towards Beaumaris, for example, which features multiple designations including SSSIs, a Marine SSSI and Ancient Woodland. While it is unlikely that development would be permitted at a designated biodiversity site, development could affect the networks of supporting habitats between sites. It is also likely that development under both Options A (Focus on key settlements) and B (Dispersed development) would result in loss of greenfield land. The effects will be uncertain, as they will be dependent on the specific location and design of new development. Therefore, significant negative but uncertain effects are expected for Options A (Focus on key settlements) and B (Dispersed development).

5.36 Due to its focus on sites along the A55 corridor, Option C (Transport corridor focus) will likely affect fewer assets than Options A (Focus on key settlements) and B (Dispersed development) and avoid impacting designated sites on the northern side

of the island, due to the spatial concentration of growth on the south side. Although this option would avoid many designated and non-designated biodiversity assets, it could still result in development adjacent to biodiversity sites. Due to the impact of development being very dependent on its specific location, the effect will be uncertain. Overall, Spatial Option C (Transport corridor focus) is expected to have a minor negative but uncertain effect in relation to ISA objective 9.

ISA objective 10: Protect the quality and quantity of Anglesey's water resources

5.37 The Isle of Anglesey falls within the Western Wales River Basin District. There are no Source Protection Zones within the Isle of Anglesey. The Anglesey Abstraction Management Strategy (2015) establishes how water resources should be managed in the island's river catchments. The strategy identifies where water is likely to be available for abstraction in the main river catchments of Anglesey, identifying water availability in the Braint, Crigyll and Tan yr Rallt catchments and no water availability in the Alaw and Cefni catchments. Wastewater on Anglesey is handled by 29 wastewater treatment works, owned and operated by Welsh Water (Dwr Cymru).

5.38 All three spatial options would introduce growth around settlements within river catchments which could therefore impact groundwater and surface water quality. Additionally, development under all spatial options has the potential to result in drainage problems and will increase demand on sewerage infrastructure.

5.39 All three spatial options propose medium-focus development in Llangefni, within the Cefni catchment with no water availability. There is also no water availability in the Alaw catchment, which may impact Options A (Focus on key settlements) and B (Dispersed development) due to proposed growth at settlements on the northern side of island. While Options A (Focus on key settlements) and B (Dispersed development) would result in more dispersed development, potentially adding pressure to a greater range of water resources, Option C (Transport corridor focus) is likely to put more pressure on a more limited selection of water resources within proximity of the growth corridor by spatially concentrating development. Due to the uncertainty of the impact of each spatial option on Anglesey's water resources, all spatial options are considered to have significant negative effects on ISA objective 10, with some uncertainty.

ISA objective 11: Protect and enhance air quality

5.40 All local authorities in Wales are obliged to declare Air Quality Management Areas (AQMAs) and develop action plans for improvement of air quality if statutory air quality objectives are likely to be exceeded. There are currently no AQMAs on the Isle of Anglesey.

5.41 Spatial Option A (Focus on key settlements) would concentrate development in the primary key settlements, focusing on brownfield sites and the regeneration of urban centres. A focus on infill and other brownfield development will support a denser urban form. Due to new housing being located closer to employment and amenities, this option is likely to support sustainable transport use and encourage active travel. Whilst growth at the fringes of existing settlements could increase the number of journeys in and out of the town centre, it is likely that there will be existing transport options, such as bus routes, to support these journeys, especially compared to other spatial options in more rural areas. Overall, Option A (Focus on key settlements) is expected to have a significant positive effect against this objective.

5.42 Spatial Option B (Dispersed development) would result in a greater number of settlements of varying size increasing in size, in proportion to their current population. More development would therefore take place in smaller more rural settlements with limited employment and amenities, resulting in an increase in private car journeys to larger settlements and limited opportunity for active and sustainable travel. This would have an adverse effect on air quality. Therefore, a significant negative effect is expected for Option B (Dispersed development).

5.43 Spatial Option C (Transport corridor focus) would focus development along the A55 corridor, dispersing facilities and services that are not within close proximity of housing. The focus on road connectivity could encourage private car use along the corridor and disincentivise people from more sustainable travel options, which would increase pollution along this key corridor. However, concentrating growth at existing settlements on these corridors, with greater accessibility to sustainable transport options, could reduce the need to travel by car with positive effects on air quality. A mixed significant positive and significant negative effect is likely against this objective for Option C (Transport corridor focus).

ISA objective 12: Promote the efficient use of land, soils and minerals

5.44 The Agricultural Land Classification (ALC) system provides a framework for classifying land according to the extent to which its physical or chemical characteristics impose long-term limitations on agricultural use. Planning policy defines grades 1 to 3a as 'best and most versatile' agricultural land. While Anglesey does not have any Grade 1 land, a substantial proportion of the island comprises Grade 2 and Grade 3a land.

5.45 Spatial Option A (Focus on key settlements) prioritises development on brownfield urban land which reduces the quantity of land required to meet growth needs and offers opportunities for remediation. The focus on brownfield land also limits the use of greenfield land for development. Spatial Option A (Focus on key settlements) is expected to have a significant positive effect on ISA objective 12.

5.46 Spatial Option B (Dispersed development) would give more focus to rural communities than Spatial Option A (Focus on key settlements) and would disperse more of the new growth amongst settlements, villages, rural villages and clusters. As a result of the wide variety of potential development sites, Spatial Option B (Dispersed development) would limit the use of urban brownfield sites and likely result in pressure to develop greenfield land including good quality, versatile agricultural land. As such, Spatial Option B (Dispersed development) is expected to have a significant negative effect on ISA objective 12.

5.47 Spatial Option C (Transport corridor focus) would support the creation of high density, mixed-use development around transport hubs, potentially resulting in the more efficient use of land. Notwithstanding, it is anticipated that much development would be on greenfield land. Overall, Spatial Option C (Transport corridor focus) is expected to have a mixed minor positive and minor negative effect on ISA objective 12.

ISA objective 13: Continue to minimise waste generation and promote more sustainable waste management

5.48 Anglesey currently has two Household Waste Recycling Centres and 13 recycling banks (SORT Centres). In 2023/24, 64.7% of all waste on the Isle of Anglesey was either reused, recycled or composted. Additionally, there are two

landfill sites on Anglesey (Rhuddlan Bach Quarry and Nant Newydd Quarry). There are no hazardous waste landfills on the island.

5.49 Due to the high-level nature of the three spatial options, it is not possible to differentiate between them in terms of sustainable waste management. The spatial distribution of development is unlikely to affect material or resource consumption, the amount of waste generated (including hazardous waste), or the proportion of construction and demolition waste sent to landfill. Similarly, the location of development is not expected to influence the recovery, reuse, or recycling of waste materials, nor the demand for recycled content. Consequently, ISA objective 13 has been scoped out of the appraisal of spatial options.

ISA objective 14: Provide for a sustainable economy

5.50 Anglesey attracts 1.71 million visitors annually, generating £304 million per year. Tourism and recreation are therefore vital to the island's economy, with the tourism sector employing approximately 20% of the island's population. The tourism sector on Anglesey is growing, seeing a 64% increase in revenue between 2006 and 2017. While Anglesey predominately attracts tourists from the North West of England, Holyhead has also become a destination for cruise ships, with visitors bringing potential to make a substantial contribution to the island's economy.

5.51 Spatial Option A (Focus on key settlements) seeks to focus new homes and jobs at the primary key settlements, bringing new people and employment opportunities to these areas and supporting their regeneration. This option would result in more people making use of the services and facilities present in these towns with an associated increase in footfall, improving town centres while also driving demand for new services. Option A could also help to develop the tourism offer of key settlements for visitors, supporting sustainable tourism by relieving pressure on smaller settlements which may not have the infrastructure or services to cope with rising visitor numbers. Conversely, Option A is unlikely to support rural economies due to its focus on key settlements. Overall, a mixed significant positive and minor negative effect is likely against ISA objective 14.

5.52 Spatial Option B (Dispersed development) would help to distribute economic growth more equitably across the island, which could help to strengthen the vitality of a greater number of settlements. However, due to the dispersed pattern, development in smaller towns and settlements would likely only be small-scale and would therefore not be sufficient to revitalise smaller town centres. Notwithstanding, an increase in population across the various settlements could increase footfall even in smaller town centres and potentially increase demand for services, driving growth. The dispersal of development may, however, prevent the substantial improvement of

any particular settlement, especially as hubs to support the tourism sector. Overall, Spatial Option B (Dispersed development) is expected to have a mixed minor positive and minor negative effect against ISA objective 14.

5.53 Spatial Option C (Transport corridor focus) would focus the growth and revitalisation of settlements along the A55 corridor on the southern side of the island, which would support the viability and vitality of town centres across a small number of settlements. However, this option does not support the distribution of growth to, and revitalisation of, smaller and more rural settlements, and so may limit the northern side of the island from any major benefits associated with growth. Option C is therefore expected to have a mixed minor positive and minor negative effect on this objective.

ISA objective 15: Provide for a diverse range of job opportunities

5.54 The main employment sector for residents of Anglesey in 2019 was 'Wholesale, retail, transport, hotels and food', followed by 'Public administration, defence, education and health' then 'production'. The average gross weekly earnings on the Isle Anglesey in 2024 were £704.90, higher than the Welsh average (£674.50). In the year ending 30 September 2024, 17.7% of Anglesey's residents were classed as economically inactive.

5.55 Spatial Option A (Focus on key settlements) focuses on four key settlements, Holyhead, Llangefni, Amlwch and Menai Bridge, within which a substantial proportion of existing employment sites are located. This spatial option would provide jobs in accessible locations, reinforcing key settlements as employment centres, supporting the local economies of these areas which is likely to encourage economic growth island-wide. However, it is unlikely this option would specifically target the growth of rural economies and associated jobs outside the key settlements. Overall, a mixed significant positive and minor negative effect on ISA objective 15 is likely.

5.56 Spatial Option B (Dispersed development) could support the wider distribution of employment opportunities across rural areas, having positive effects on the rural economy and potentially supporting a greater diversity of employment opportunities. However, the amount of development proposed at each settlement is relatively small compared to the other spatial options, which could mean that even at the larger settlements, there is less likelihood of providing many new job opportunities, which could have adverse effects on the economy. Overall, Spatial Option B (Dispersed development) is expected to have a mixed minor positive and minor negative effect on ISA objective 15.

5.57 Spatial Option C (Transport corridor focus) focuses growth along the A55 corridor, where many of the island's existing employment sites are located at or near to. Therefore, it is likely that people would have good access to their workplaces. This option may also support the ability of people to travel further distances to work, potentially beyond the plan area, by locating housing along the A55 corridor facilitating convenient access to mainland Wales which may slightly reduce the direct contribution to the local island economy. Spatial Option C (Transport corridor focus) may further compound the focus area as a hub of economic and employment activity, which would conversely fail to support the distribution of employment opportunities elsewhere across the island, particularly for rural economies. Therefore, a mixed significant positive and minor negative effect is likely against this objective.

Summary of findings

5.58 Spatial Option A (Focus on key settlements) is likely to have the highest number of significant positive effects against the ISA objectives, although in several cases these are part of mixed effects overall. Option A (Focus on key settlements) would direct new development towards key settlements with existing employment opportunities, amenities and services, integrating development into existing communities. By locating new housing close to employment and amenities, Spatial Option A is expected to encourage the use of sustainable and active transport options, supporting better health. It will also promote the use of brownfield land, reducing the demand for greenfield land to accommodate new development. However, Spatial Option A (Focus on key settlements) may inequitably distribute growth and its associated benefits, failing to meet the housing needs of Anglesey's smaller and more rural settlements, and leaving their residents increasingly isolated from access to employment opportunities, services and facilities.

5.59 Of the three spatial options, Spatial Option B (Dispersed development) is expected to result in the highest number of significant negative effects against the ISA objectives. By dispersing development across the largest number of settlements of the three options, Spatial Option B (Dispersed development) is likely to result in more of Anglesey's population living further away from the employment opportunities and amenities located in larger primary key settlements. Without good access to sustainable transport options or opportunities for active travel, this option is also likely to have negative outcomes on health and air quality. Notwithstanding, Spatial Option B (Dispersed development) may help to support the economies of smaller and more rural settlements on the island.

5.60 Spatial Option C (Transport corridor focus) results in a very mixed set of likely outcomes against the ISA objectives. By focusing development along a key transport

corridor, growth can be expected across a few accessible and well-connected settlements. Whilst this spatial option may encourage the use of sustainable transport, and improve access to employment opportunities and amenities, it also has the potential to reinforce dependency on the private car, and as under Spatial Option A, may restrict the benefits of growth to a certain number of settlements, with communities in the north unlikely to see substantial benefits.

5.61 Whilst all three spatial options are expected to result in a wide range of mixed effects against the ISA objectives, overall, Spatial Option A (Focus on key settlements) is considered to perform most positively.

Chapter 6

Next steps

6.1 Once consultation on the 'Vision, Objectives and Options' document and this accompanying Initial ISA Report is complete, any comments received will be taken into account in the next iteration of the LDP and ISA.

6.2 Anglesey County Council will publish the 'Preferred Strategy' document and the accompanying ISA Report later this year.

LUC

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References

- 1 Welsh Government (2020). Development Plans Manual (Edition 3). (see www.gov.wales/development-plans-manual-edition-3-march-2020)

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