

# Ynys Môn Local Development Plan

The Local Development Plan is an important document that will help guide new development on Anglesey and will help to meet many of the major challenges facing our Island in the coming years.

I would like to thank the many stakeholders who have given of their time and effort to contribute ideas and helped to debate many of the major issues that we must face in order to secure improvements to the social, economic, cultural and environmental well being of Anglesey.

This is a new style of land use plan. More strategic in purpose, less detailed in its coverage than previous forms of the development plan. There are both advantages and disadvantages in this as it is clear we are all learning about the expectations that go with this new style of work. Consensus building is important but there are also difficult issues about the Island's future development that will require hard decisions. I am often reminded by the Council's officers that the plan has to be "sound" and that everyone must think about the comments they wish to make on the pre deposit plan in that same context.

## Policy ANH 1 - Settlement Strategy

The settlement strategy of the LDP is :

- **Primary hubs, secondary centres or local centres of the Wales Spatial plan containing the LDP "Main Centres" of Llangefni, Holyhead and Amlwch**– These are the key locations for new strategic housing sites. A development boundary is used in order to direct future development to the optimum sites.
- **Defined Settlements** - Housing related to the specific function of each defined settlement. A development boundary is used related to the role and character of each of these centres. *(Further consideration of their differing roles and requirements will be undertaken after evaluating pre deposit responses in preparation for the deposit period of the LDP).*
- **Named Villages** - Housing to be provided for the requirements of village communities normally through applications for single dwellings and promoting affordable housing initiatives. No development boundaries required. *(Consider whether there is a role for individual village design statements after the pre deposit consultation).*
- **Unnamed Clusters** – development in line with national policy dependent on the character of the cluster concerned. No development boundaries.

## Rhosneigr is considered a defined settlement

The Island has a network of settlements consisting of the larger villages and small towns which provide a range of services for the local area. This can include banks, medical services and other facilities. The LDP recognises that each of these settlements has a different character and it is important to devise planning policies that support their role in the settlement hierarchy while also planning a scale and mix of development suited to their specific character and future requirements. **Comments received about these settlements in the pre deposit consultation period will allow for more detailed proposals to be provided for the**

following deposit stage.

### Policy TAI 5 - Defined Settlements

Housing will be provided according to the character and function of the defined settlements as described in the settlement hierarchy of the preferred strategy (Appendix 3).

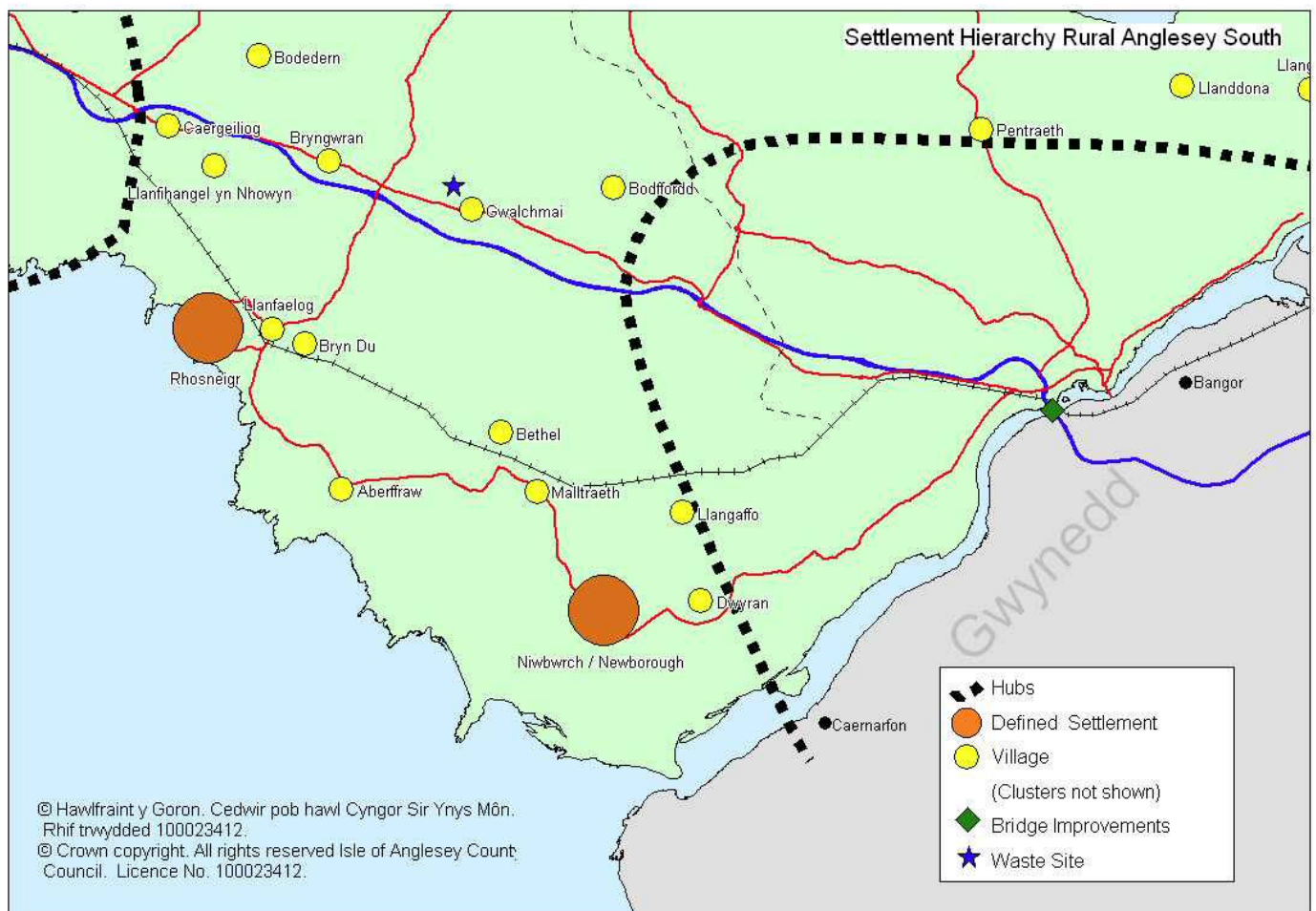
11.18 After the pre deposit period the Council will wish to review all consultees comments on the settlement profile suggested in the preferred strategy and engage in further discussion about the appropriate rate and scale of residential development leading, where necessary, to further housing allocations.

### MIX AND TYPE OF DWELLINGS

11.19 It is important that Island communities are provided with a proper range and mix of dwellings to meet the varying requirements and needs of local communities. A key role in achieving this is to ensure development proposals are justified in terms of evidence that the homes to be built reflect local requirements.

### Policy TAI 6 – Mix and Type of Dwellings

Those making application for development must justify the mix and type of dwellings in the proposal having regard to evidence of local housing circumstances in the community(ies) concerned.








### Sustainability Appraisal

The final stage of the assessment process involved evaluating the candidate sites against the sustainability objectives identified as part of the SEA Scoping Report.

The full lists of all sites in and around Rhosneigr can be seen on the table below

### Key

	Proposed Sites – suggested as allocations in the pre deposit LDP.
	Potential Sites – consultation on other sites offering potential as allocations.
	Sites not allocated at Pre Deposit Stage as further assessment work is required after completing the pre deposit consultation.
	Sites not allocated due to the settlement strategy and policies suggested in the pre deposit plan
	Affordable housing submissions *

### Candidate Site Register for Rhosneigr and surrounding area

Ref	Site Name	Parish	Location	Grid Ref	Area (ha)	Suggested Use
SY353	Land adj Trewyn Cottage	28	Rhosneigr	239734	0.53	None Suggested
SY363	Land at Caravan Park	28	Rhosneigr	323737	0.63	Housing
SY371	Land at TyCwch	28	Rhosneigr	320726	0.42	Housing
SY19	Tir ger / Land adjoining Tyn Ffrwd	28	Llanfaelog	337729	0.27	Housing
SY45	Land adj Cynlas	28	Llanfaelog	339729	0.78	Housing
SY72	Former Maelog Gardens	28	Llanfaelog	335728	0.37	Housing
SY195	Land adj Pensieri Caravan Site	28	Llanfaelog	328724	4.57	Chalet Sites
SY196	Land at Fferam Fawr	28	Llanfaelog	339719	130.36	Hotel & Golf Course
SY290	Land adj Tegfan	28	Llanfaelog	338733	1.48	Housing / Affordable Housing
SY380	Land adj Plas Newydd	28	Llanfaelog	332734	0.44	Housing
SY384	land adj Rebirth Terr	28	Llanfaelog	334734	3.74	Housing
SY255	Land at Lobster Pot	18	Church Bay	301891	0.15	Housing
SY254	Land adj Pant y Felin	18	Church Bay	303889	0.59	Tourism (4 Chalets)

## **Evidence Base and Candidate Site Register**

2.3 A key feature of the new plan is that the “preferred strategy” must be based on evidence about the social, economic and environmental conditions on Anglesey. These matters are reflected in an extensive range of evidence published by the County Council in September 2006, and updated in May 2008. This can be viewed on the Council’s web site. The evidence base identifies the key issues which face the Island and which inform the preferred strategy of the pre deposit plan.

2.4 The evidence base includes another new feature in preparing the LDP, that is, the introduction of a ‘candidate site register’. As from January 2007 this has allowed landowners and other stakeholders to notify the council of land they wish to have considered for development and/or conservation. It has informed the pre deposit deliberations. Submissions were received throughout 2007 and continued up to the pre deposit period.

The Consultation Period for the Pre Deposit Plan runs from **12<sup>th</sup> November 2008 to the 9<sup>th</sup> January 2009**.

Comments should be sent to:

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