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# Anglesey Local Development Plan 2024–2039

## Candidate Site Process and Methodology

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# Anglesey Local Development Plan (LDP)

## Candidate Site Process and Methodology

May 2025

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## 1.0 Introduction:

1.1 Following the publication of the Delivery Agreement, the Call for Candidate Sites is the first formal stage of preparing the Isle of Anglesey Local Development Plan (LDP) (2024-2039). The process enables all interested parties to submit potential sites for inclusion in the plan to the Local Planning Authority (LPA). It will then be a matter for the LPA to assess each site and determine if they are suitable, for the inclusion in the LDP.

1.2 The purpose of this document is to set out the process and methodology to be used for assessing the suitability of potential development sites (Candidate Sites) for inclusion within the LDP. The methodology reflects legislative provisions within National planning policy (**Planning Policy Wales: Edition 12 (2024) and Future Wales: The National Plan 2040 (2021)**) together with the requirements set out in Welsh Government guidance on the preparation of LDPs as set out in the **Development Plans Manual (Edition 3 March 2020)**.

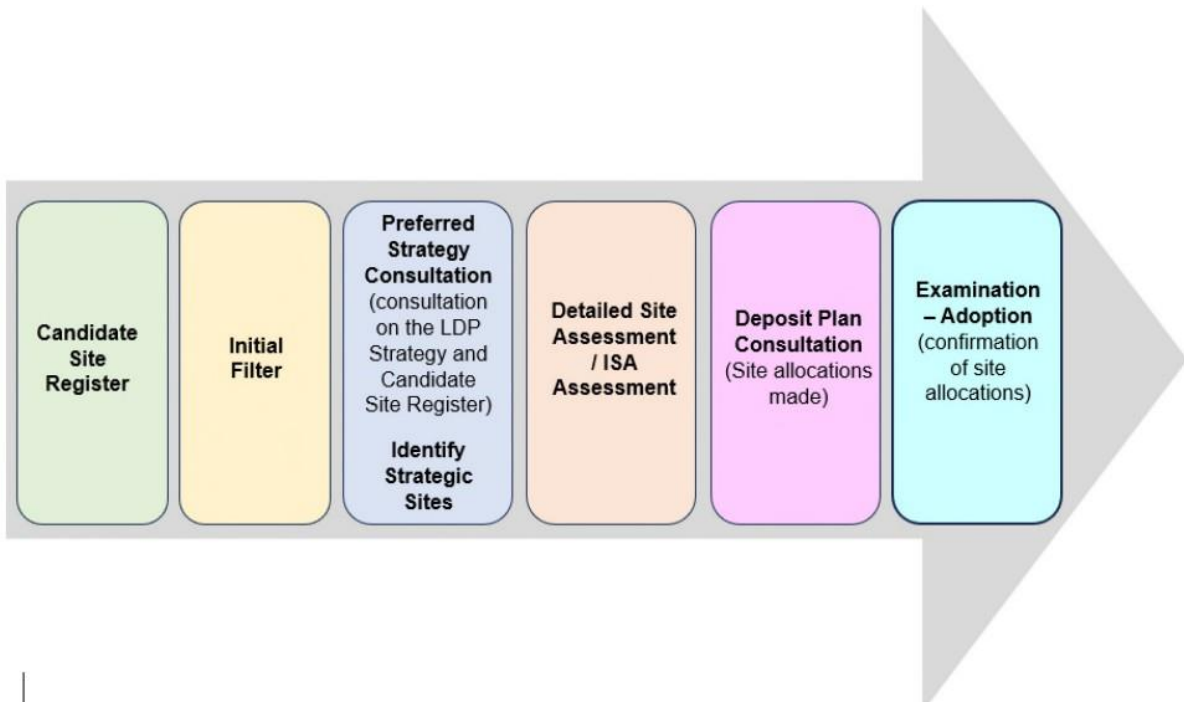
1.3 The Development Plans Manual states that the deliverability of sites is an important consideration when selecting suitable sites and will be critical in the identification of sites for inclusion within the LDP. Therefore, the assessment process detailed in this document will be applied to all sites submitted for consideration at the Call for Candidate Sites stage, including Candidate Sites submitted on undeveloped allocated sites in the Adopted Joint Local Development Plan (2011-2026), and any other sites considered appropriate and identified through the LDP process.

1.4 The evaluation of sites will draw upon a range of information held by the Council, supporting evidence submitted by site proposers and consultation will be undertaken with specific consultation bodies.

1.5 As part of the call for sites process the LPA will ask for supporting evidence from site promoters. Failure to submit sufficiently detailed information as requested by the LPA may result in a site not being taken forward.

1.6 **It is important to state that the candidate site process does not represent a commitment on the part of the Council to take sites forward into the Anglesey LDP.** Also, as the LDP is a new development plan, land included in the current adopted development plan (the Joint Local Development Plan) is not automatically included within the new LDP.

1.7 A flowchart summarising the candidate site process can be found below:



## 2.0 Key Principles – The Call for Candidate Sites

### 2.1 Site Proposers and Land Uses

2.1.1 The Call for Candidate Sites allows all parties (landowners, community councils, local organisations, etc.) to submit any potential sites to be considered for inclusion in the LDP. These will then be assessed, and a determination made as to whether each site is suitable as an allocation in the LDP for the proposed use, or not.

2.1.2 The LDP, through the Candidate Site process, will identify land to meet the area's development needs for various land uses including (please note this list is not exhaustive):

- Residential (local market, open market or affordable)
- Employment
- Retail
- Tourism
- Green Infrastructure/Open Space/Recreation
- Gypsy and Travellers
- Minerals
- Waste
- Renewable Energy
- Transport Infrastructure

### 2.2 Sustainability, Deliverability and Financial Viability

The LPA will use the Candidate Site process to gather suitable evidence from site proposers that robustly demonstrates the sustainability, deliverability and financial viability of sites.

Evidence needs to be submitted by site proposers to enable the LPA to assess the following:

- That the site is in a **sustainable** location and is free or can be freed from all constraints.
- That the site is capable of being **delivered**.
- That the site is **viable**.

2.2.2 The Development Plans Manual (Edition 3) states that the evidence submitted from site proposers to demonstrate deliverability and viability should address the following points:

- The site is in a sustainable location (in accordance with the site search sequence set out in Planning Policy Wales (Edition 12) (which has informed the LPA's candidate site assessment methodology).
- The site is available now or will be available at an appropriate point within the plan period.
- The site is generally free from physical constraints, such as land ownership, infrastructure, access, ground conditions, biodiversity, landscape, heritage, flood risk issues and pollution.
- The planning history - does the site benefit from an extant planning permission, or is it identified as an allocation in the currently Adopted JLDP?
- If appropriate, a clear explanation and justification of how and when any barriers to delivery can be overcome.
- That there is development potential for the proposed use. The site is generally attractive to the market (both private and/or public sector) for development at the proposed location.
- The site can accommodate the broad levels of affordable housing, other policy / Section 106 requirements and infrastructure costs as set out by the LPA.
- If there are financial shortfalls inhibiting development from coming forward, funding mechanisms are, or can be secured, to make the site financially viable.

2.2.3 To assist site proposers in addressing the points listed, the Candidate Site Submission Form will contain a series of questions in relation to the above, to allow for the assessment of the site and its deliverability. The criteria contained within the submission form will be selected to enable the LPA to identify sites that are deemed suitable for further consideration and to encourage the submission of additional information where appropriate.

2.2.4 The LPA will require submitted sites that progress to the detailed site assessment to be supported by a Financial Viability Assessment (see section 4.4). It may also request additional information such as ecological surveys, flood consequences assessments, drainage studies, traffic impact assessments, and any other evidence that may be required to demonstrate that a site is deliverable. The site proposer is responsible for undertaking any technical work (including financial costs) needed to support the possible inclusion of a site in the LDP. Please note that none of potential costs can be reclaimed from the LPA. Failure to provide the necessary supporting evidence could result in the site not being included within the LDP.

2.2.5 To support the preparation of candidate site submissions, the LPA has produced an interactive constraints map which can be found here: [Cyngor Sir Ynys Môn - Isle of Anglesey County Council –](#)

[Local Plan: Map Cyfyngiadau 2025](#). This will enable site proposers to easily identify any site-related constraints, and to identify whether additional information will be required as part of the LPA's candidate site assessment process.

## **2.3 Existing National, Regional and Local Planning Policy**

2.3.1 Planning Policy Wales (PPW) requires LPAs to prioritise the use of previously developed land in the site selection process. It also advises that new house building and other new development (retail, employment etc) in the open countryside, away from established settlements, should be strictly controlled. Candidate Sites proposed for uses, such as housing and employment, in isolated locations away from defined settlements are unlikely to be acceptable.

2.3.2 Site proposers should consider how the Candidate Sites they are proposing, align to the Adopted JLDP Strategy and settlement hierarchy in the first instance. However, as the LDP preparation progresses, it is anticipated that there will be changes to the JLDP Strategy and settlement hierarchy, which will have an impact on site selection. In this respect, the role and function of the settlement, along with its position within the settlement hierarchy and the proximity of Candidate Sites to existing settlement boundaries will also form a part of the considerations when determining the suitability of sites. In preparing the LDP Strategy, the LPA will also have regard to Future Wales: The National Plan 2040 (2021), particularly the location of Regional Growth Areas.

## **2.4 Existing Joint Local Development Plan Allocations**

2.4.1 Undeveloped site allocations in the current Adopted JLDP will need to be re-appraised through the Candidate Site assessment process. Consequently, owners / developers of undeveloped existing JLDP site allocations must make a Candidate Site submission to demonstrate that their site is deliverable and explain why planning permission has not been secured to date.

## **2.5 Sustainability Appraisal (SA)/Habitats Regulations Assessment (HRA)**

2.5.1 The LPA has a statutory requirement to undertake a Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA) of the LDP. This will be incorporated as part of an Sustainability Appraisal (SA), including a Health Impact Assessment, Welsh Language Impact Assessment, and the Equalities Impact Assessment. Further detail is provided in Section 5 on how and when Candidate Sites will be assessed as part of ISA.

2.5.2 The Council will also need to ensure that the LDP will have no significant effect (alone and in-combination) on the National Site Network (Habitats Regulations Assessment - HRA) during its implementation.

## **2.6 Submitting a Candidate Site – The Candidate Site Form**

2.6.1 Evidence to support sites **will have** to be submitted via a standardised form. The Council encourages site proposers to complete the online Candidate Site submission form online. The online form enables site proposers to produce and submit a map, obtain constraints information, view guidance notes and upload supporting documentation.

2.6.2 The Candidate Site Assessment Form has been designed to ensure uniformity of assessments between different officers in the LDP team and to promote transparency. All sites submitted must have regard to international, national and local policy and sites that are clearly unfeasible for development will not be considered suitable for potential inclusion to the LDP. An example of which may be a proposed residential development located in an open countryside location and unrelated to existing settlements or a housing development proposed on land subject to flooding.

### **3. 0 The Candidate Site Register (CSR)**

3.1 All of the submitted Candidate Sites will be made available to view on the LPA's webpages within what is called a 'Candidate Site Register'.

3.2 It is anticipated that a range of sites will be submitted for consideration which will include:

- **Strategic Sites**

Large sites that will significantly contribute to the strategy of the LDP because of their nature, scale and location.

- **Non-Strategic Sites**

Small to medium sites that are of sufficient size to accommodate local growth requirements.

- **Infill/Windfall Sites**

Smaller sites that may not be required for the future allocation process but will be considered when the Planning Policy Team undertakes work on behalf of the Council to define development boundaries in relevant settlements.

3.3 The Candidate Site Register will be published as part of the LDP Preferred Strategy statutory consultation (December 2025 - January 2026) sites identified that are key to delivering the overall strategy (Strategic Sites) will be published within the Preferred Strategy itself. The LPA will invite comments on both Strategic Sites and the sites within the Candidate Site Register during the Preferred Strategy Consultation.

3.4 The Candidate Site Register will include details on the status of each site following the assessment process and allow easy identification of sites that have been initially filtered out of the process and those that remain in the assessment process, as sites may be introduced later in the plan making or public examination processes if the need arises.

**Please note the submission of sites is an open and transparent process, therefore submission forms cannot be treated as confidential. All forms submitted will be available for public inspection.**

3.5 When the Plan is placed on deposit, the Candidate Site Register (including the candidate site assessment) and SA will document the LPA's evidence and conclude why sites have been included or excluded from, the Plan.



## **4.0 Candidate Site Assessment Process**

After a candidate site is submitted the site assessment process will begin to identify sites or inclusion in the Plan and to filter out any inappropriate sites. Although the LDP Manual does not prescribe a standard candidate site assessment methodology it does state that the LPA should undertake a phased assessment methodology consisting of an initial filtering of inappropriate sites and a detailed site assessment of remaining sites.

### **4.1 Initial Site Filtering**

4.1.1 Sites that are proposed for development (e.g. housing, employment etc.) will all be subject to the initial site filter assessment. If sites are put forward for protection, these will be subject to a separate assessment as relevant, for example by being considered as part of the green infrastructure assessment.

4.1.2 The initial site filter will involve a high-level, desk-based assessment which will identify and dismiss unsuitable sites early in the process.

4.1.3 Any sites which are identified as being totally unrealistic to develop, do not comply with international, national or adopted local policy or have fundamental constraints that cannot be overcome or mitigated will not be taken forward to the next stage. However, these sites can be submitted as an Alternative Site at the Deposit Stage if the proposer can prove how the original reason(s) for non-inclusion has been overcome.

4.1.4 The table below shows the Initial Site Filter Considerations:

Consideration	Explanation
Site Threshold	<p>Sites proposed for residential purposes that fall below the minimum threshold of 0.2 ha (or 5 dwellings) will not be allocated.</p> <p>However, these sites will be considered as windfall sites (if required) when the LPA undertakes work to define development boundaries.</p>
Relationship to Existing Settlement	<p>Is the site within, at the edge of, or outside of a settlement (as defined in the current JLDP)?</p> <p>If the site is proposed for housing, employment or retail use and clearly separate from or is not closely related to a settlement it is highly unlikely to progress because it would be contrary to national planning policy i.e., unsustainable development in the open countryside.</p> <p>Please note that there are some uses that can be considered acceptable for development in the open countryside (e.g., renewable energy, tourism etc.), these will not be excluded based on the relationship to an existing settlement.</p>
Flood Risk	<p>On 31 March 2025, the <a href="#">Welsh Government</a> published a long-anticipated update to <a href="#">Technical Advice Note 15 (TAN15): Development, Flooding and Coastal Erosion</a>. This new guidance replaces both the 2004 TAN15 and its predecessor, TAN14 (1998).</p> <p>Sites located within the flood zones identified on the constraints map that do not meet the justification test and acceptability of consequences criteria (regarding vulnerability of uses and previously developed land) will be filtered out.</p>
Deliverability Issues	<p>Consideration will be given to the <b>deliverability of sites</b> for example, through, the presence of major physical site constraints, planning history (e.g., refusals), legal constraints or covenants that restrict the site being brought forward in the Anglesey LDP period.</p> <p><b>Proposals located within the catchment of phosphate sensitive Riverine Special Areas of Conservation will be filtered out</b> unless they can demonstrate that they can achieve phosphate neutrality or betterment, in line with the latest guidance from NRW.</p>

## 4.2 Detailed Site Assessment

4.2.1 Following the initial assessment a more detailed site assessment will be undertaken for all sites which have proceeded following the initial filtering process. The detailed assessment, which will include assessing the sites against the LDP's SA objectives, will be undertaken following the preferred strategy consultation.

4.2.2 The assessment criteria reflect the information requested on the Candidate Site Form, thereby enabling site proposers to identify whether a site is affected by one or more

constraints/designations. Site proposers are required to provide supporting information explaining how the site can address any matters associated with the site. The LPA may request additional information from site proposers where necessary.

4.2.3 The information provided by each site proposer will be verified by the planning policy team, in consultation with other service areas of the Council and where necessary, external organisations (such as: NRW, GAPS, infrastructure providers etc.)

4.2.4 Following the initial assessment a detailed site-specific assessment will be undertaken for sites that have successfully filtered through initial assessment. The assessment is divided into the following areas:-

- **Accessibility** – considering the suitability of vehicular access to the site, location of the site with regard to public transport routes and accessibility by foot or cycle to a range of community facilities.

**Environmental Issues** – considering whether or not the site is at risk from flooding, whether there would be any loss of best and most versatile agricultural land, whether the site is greenfield or brownfield, whether there is a potential risk of contaminated land, whether or not it is protected by environmental designations, whether it is considered to have environmental value.

- **Site Context and Character** – whether topographical characteristics of the site may present an obstacle to development, whether development would have an impact on views/vistas, whether the site is in close proximity to existing infrastructure and whether or not there would be potential adverse impact from adjoining land uses.
- **Continuity and Enclosure** – whether development of the site would provide continuity and enclosure in respect to adjacent land uses.
- **Climate Change Mitigation** – would the proposal be vulnerable to the effects of climate change including issues of flooding or drainage, would the development be able to incorporate renewable energy sources or energy conservation measures.
- **Viability** – Viability is a key consideration in the Candidate Site assessment process, alongside sustainability and deliverability considerations. Candidate sites should be sustainable, deliverable and financially viable in order to be considered for inclusion in the plan. The Development Plan manual states that all development proposals for housing or employment use must be accompanied by a Viability Assessment.

4.2.5 Parts of this assessment will require additional information to be provided by internal departments of the Isle of Anglesey County Council such as highways as well as external statutory consultees where appropriate.

4.2.6 As the LDP Strategic Options and Preferred Strategy have not been finalised it is not possible to provide details of them in this consultation document. However, a full public consultation on the objectives and Preferred Strategy will take place in order to give statutory consultees, stakeholders and members of the public an opportunity to be involved with formulating the strategic objectives, assessing options and formulating the Preferred Strategy.

### **4.3 Sustainability Appraisal**

4.3.1 The LPA has a statutory requirement to undertake a Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA) of the Anglesey LDP. The LDP's SA Scoping Report has not yet been commissioned and further information will be published prior to the detailed assessment once the SA Scoping Report has been finalised.

4.3.2 The Candidate Sites will be assessed against the SA framework to identify the sustainability credentials of the candidate sites.

4.3.3 The following table has been taken from the JLDP Candidate Site process and is included for guidance purposes only. This may be subject to change once the SA Scoping Report has been produced.

#### **Sustainability Appraisal Key**

Dark Green	Development actively encouraged as it would resolve an existing sustainability problem
Light Green	No Sustainability constraints and development acceptable
Blue	Neutral
White	Unknown/uncertain effect
Yellow	Potential sustainability issues; mitigation and /or negotiation possible
Orange	Problematical and improbable because of known sustainability issues ; mitigation or negotiation difficult and /or expensive
Red	Absolute sustainability constraints to development

## **4.4 Site Viability**

4.4.1 Viability is a key consideration in the Candidate Site assessment process, alongside sustainability and deliverability considerations. Candidate sites should be sustainable, deliverable and financially viable in order to be considered for inclusion in the plan. The Development Plan manual states that all development proposals for housing or employment use must be accompanied by a Viability Assessment.

4.4.2 Proposals for the protection of sites (e.g., green infrastructure) do not require a viability assessment (these sites are treated separately see paragraph 4.1.1).

4.4.3 Financial viability information will be required during the site assessment process and a failure to submit viability information when requested may result in the proposed site not being taken forward. The LPA intends for a Development Viability Model (DVM) developed nationally to be used by site promoters to assess the viability of Candidate Sites submitted for housing. The DVM will be made available for all sites that have reached the detailed assessment stage.

4.4.4 Further guidance regarding the DVM will be published prior to the detailed assessment stage following the preferred strategy consultation.

## **5.0 Final Site Selection Stage, Deposit LDP Consultation and Alternative Sites**

5.1 The detailed site assessment stage will be used to filter out Candidate Sites that are unable to demonstrate sustainability, deliverability and viability. The sites left within the process will be carefully considered to determine which are best suited to be the allocations in the LDP. There will be extensive engagement with statutory consultees throughout the Candidate Site assessment process and consultation with the public and other relevant parties/organisations will be undertaken during the Deposit LDP consultation.

5.2 Where there are multiple sustainable, deliverable and viable sites to select from within a settlement, consideration will also be given to representations made on the Candidate Sites Register (made at the time of the LDP Preferred Strategy consultation), in some instances further stakeholder feedback may be sought.

**Alternative Sites:** Justification will be provided as to why a site was discounted and not included in the Deposit LDP. If the reason for non-inclusion can be overcome or alternative locations can be proposed, they can be resubmitted as an Alternative Site during the consultation period of the Deposit LDP. The final decision on which sites are included in the LDP lies with an independent Planning Inspector and not the LPA.