



Blaenau Gwent Local Development Plan

ANNUAL MONITORING REPORT 2015



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EXECUTIVE SUMMARY

The Blaenau Gwent Local Development Plan (LDP) was adopted on November 22nd 2012. As part of the statutory development plan process the Council is required to prepare an Annual Monitoring Report (AMR) covering the period 1st of April to 31st of March every year. The AMR will provide the basis for monitoring the effectiveness of the LDP objectives and strategic policies, the Plan's sustainability credentials and identify any significant contextual changes that might influence implementation.

This is the second AMR to be prepared since the adoption of the Blaenau Gwent LDP and provides a further opportunity for the Council to assess the impact the LDP is having on the social, economic and environmental well-being of the County Borough.

Key Findings of the Annual Monitoring Process

Contextual Changes

This section looks at local, regional, national and international factors that have had an influence on land use, development in Blaenau Gwent and subsequently on the implementation of the LDP. These include:

External Conditions

Economy

- The UK economy has been recovering since early 2013
- Wales lags behind other UK nations across a range of economic data
- Notwithstanding this the Welsh economy has moved into a sustained recovery and there is a more positive picture both in terms of employment and business investment
- Blaenau Gwent is well below the Wales average in almost all socio economic indicators

Housing

- The UK housing market growth is moderating
- Wales completion rates are improving but are still well below those rates experienced before the recession
- The South Wales housing market is improving and moving out of its stronghold in Cardiff, the Vale and Monmouthshire into the lower valleys – it has yet to reach the Heads of the Valleys

Policy, Legislation and Statistical Change

National Policy and Legislation

- Planning Policy Wales Edition 7 – amendments due to changes to part L Building Regulations
- Technical Advice Note 22: Sustainable Buildings – deleted
- Technical Advice Note 12: Design – sustainable buildings amendments

- Practice Guidance for Sustainable Buildings – new

Statistics

- Mid-year estimate for Blaenau Gwent for 2014 (69,674)

Local Development Plan Monitoring

The results of the monitoring exercise provide a varied picture of development in Blaenau Gwent. Some of the most notable results are:

Theme 1: Create a Network of Sustainable Vibrant Valley Communities

- The delivery of the strategy for Growth and Regeneration is behind target;
- **937** new dwellings were built in the period 2006-2015, which is well below the expected figure of **1,740**;
- In the period 2014-2015 (March to April) only **49** new dwellings were built in the County Borough;
- No retail or employment allocations have been delivered;
- **4** transport schemes have been delivered this year;
- Retail vacancy rates across Blaenau Gwent average **18.3%** which is a 0.8% increase from last year and 1.8% above the Welsh average;
- The population of Blaenau Gwent has **decreased** from 69,789 in 2013 to **69,674** in 2014;
- The number of affordable dwellings built in 2014-15 was **7**;
- The housing land supply for Blaenau Gwent in 2014 was **2.01** years down by 1.3 years from last year and under the 5 year requirement;
- **43%** of LDP allocations have been granted planning permission whereas we are 60% through the plan period;
- **84%** of development permitted in 2014-2015 was on brownfield land;

Theme 2: Create Opportunities for Sustainable Economic Growth and the Promotion of Learning and Skills

- The latest economic activity rate is **63.9%** which is up by 4.8% from last year decreasing the gap with the Wales average from **8%** below to **5.6%** below;
- The latest figure for the economically inactive wanting a job is **34%** down by **0.5%** from last year closing the gap to 8.6% above the Welsh average;
- Between 2012 and 2013 Blaenau Gwent gained **200** jobs in manufacturing, however overall there has been a net loss of **900** jobs since 2008;
- Between 2012 and 2013 Blaenau Gwent lost **1,200** jobs in services and construction, however overall there has been a net gain of **400** since 2008;

Theme 3: Create Safe, Healthy and Vibrant Communities and Protect and Enhance the Unique Natural and Built Environment

- The Fields in Trust (FiT) Standard for outdoor play space provision has decreased from **1.05** ha in 2014 to **1.02** in 2015;
- There has been no loss of Listed Buildings or historic sites; and

Theme 4: Create Opportunities to Secure an Adequate Supply of Minerals and Reduce Waste

- Blaenau Gwent fell short of the Welsh Government Zero Waste Target of 52% this year.

Detailed consideration of the results of the monitoring exercise has allowed the Council to make an informed judgement about the nature of the progress that has been made during 2014-2015, in delivering the LDP targets and therefore its policies.

The result of the delivery of each of the monitoring aims is shown in the table below (an explanation of the colour coding is included in the following supporting text):

LDP Monitoring		
Policy		Result
THEME 1: CREATE A NETWORK OF SUSTAINABLE VIBRANT VALLEY COMMUNITIES		
SP1	Northern Strategy Area – Sustainable Growth and Regeneration	
	To ensure sustainable growth and regeneration in the North of the Borough	
SP2	Southern Strategy Area – Regeneration	
	To ensure regeneration in the South of the Borough	
SP3	The Retail Hierarchy and the Vitality and Viability of the Town Centres	
	(a) To ensure town centres thrive through the implementation of the retail hierarchy	
	(b) To ensure the improvement of viability in town centres	
SP4	Delivering Quality Housing	
	(a) To secure the construction of 3,500 net additional dwellings and halt population decline	
	(b) To ensure the delivery of 1,000 affordable dwellings, 335 of which through planning obligations	
SP5	Spatial Distribution of Housing Sites	
	(a) To ensure that housing is delivered in all areas in accordance with the Strategy	
	(b) To ensure that housing is delivered in accordance with the strategy to increase build rates over the Plan period	
SP6	Ensuring Accessibility	
	To ensure improved connectivity within Blaenau Gwent and with the wider area	
SP7	Climate Change	
	(a) To ensure that more of the County Borough's electricity and heat requirements are generated by renewable and low / zero carbon energy	
	(b) To ensure the efficient use of land	
	(c) To avoid development in areas at high risk of flooding	
THEME 2: CREATE OPPORTUNITIES FOR SUSTAINABLE ECONOMIC GROWTH AND THE PROMOTION OF LEARNING AND SKILLS		
SP8	Sustainable Economic Growth	
	(a) To ensure sufficient employment land is provided to increase economic activity	
	(b) To ensure the diversification of the economic base	

THEME 3: CREATE SAFE, HEALTHY AND VIBRANT COMMUNITIES AND PROTECT AND ENHANCE THE UNIQUE NATURAL AND BUILT ENVIRONMENT		
SP9	Active and Healthy Communities	
	To increase opportunities for people to participate in active and healthy communities	
SP10	Protection and Enhancement of the Natural Environment	
	To ensure the protection, preservation and enhancement of the natural environment	
SP11	Protection and Enhancement of the Historic Environment	
	To ensure that listed buildings and archaeological sites are protected, preserved and where appropriate enhanced	
THEME 4: CREATE OPPORTUNITIES TO SECURE AN ADEQUATE SUPPLY OF MINERALS AND REDUCE WASTE		
SP12	Securing an Adequate Supply of Minerals	
	To ensure a minimum 10 year land bank and provision of at least 3Mt of aggregates	
SP13	Delivering Sustainable Waste Management	
	To ensure the delivery of sustainable waste management	

The results of the monitoring process for 2014-2015 indicate that the targets in respect of 5 out of 19 core monitoring aims are on-going, being met or exceeded (annotated in green) and 8 are not currently being achieved but the situation can be overcome without immediate intervention or are sufficiently progressed not to require direct intervention (annotated in amber). The remaining 6 are currently falling short of the required pattern of delivery and actions have been identified (annotated in red).

Whilst development levels are far lower than planned this is as a result of external factors beyond the Council's control in relation to the economic recession, the poorly performing housing market and issues around viability.

Trigger levels were identified in the Plan to indicate where a policy had diverged to such an extent that it could be identified as failing to be implemented and needs to be amended.

The following triggers were breached this year:

- The vacancy rate for Tredegar town centre at 19.4% has breached the trigger of 17%
- The change in sale value per sq m for residential land has fallen 10% below its original figure breaching the trigger.
- The trigger of not having less than a 5 year housing supply has been breached (2.1).
- The trigger point of no decrease in the Fields in Trust Standard of 2.4 ha per 1,000 population has been breached

Sustainability Appraisal (SA) Monitoring

The key findings of the SA Monitoring Process are outlined below:

Economy

- The average weekly earnings for full time workers in Blaenau Gwent is **£398.30** which is down by **£6.20** since last year and over **£80** less than the average figure for Wales;

Social

- **7,000** homes within Blaenau Gwent meet the Welsh Housing Quality Standard a rise of **2,871** since last year;
- Blaenau Gwent has the highest proportion of communities in the most deprived 10% in Wales;

Environment

- Carbon Dioxide emission tonnes per Capita have decreased from **6.3** in 2007 to **5.3** in 2013;
- **2.9** MW of renewable energy and low carbon energy capacity has been installed this year
- There has been no decrease in air quality; and
- 0% of Special Landscape Area has been lost to development.

The result of the delivery of each of the SA monitoring objectives is shown in the table below (an explanation of the colour coding is included in the following supporting text):

Sustainability Monitoring		
	SA Objective	Result
Economic		
1.	To promote economic growth and strengthen and diversify the economy	
2.	To increase levels of local employment and ensure distribution of opportunities	
3.	To enable the development of a strong tourism economy in Blaenau Gwent, complementary to the regional offer	
4.	To enhance the vitality and viability of town centres	
Social		
5.	To meet identified housing needs	
6.	To improve the quality of Blaenau Gwent’s housing stock	
7.	To secure the delivery and maintenance of quality affordable housing	
8.	To improve educational attainment and increase skill levels	
9.	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	
10.	To promote community health, social care and well-being	
11.	To reduce crime, social disorder and fear of crime	
12.	To encourage modal shift from private transport to sustainable transport	
Environment		
13.	To protect and enhance biodiversity across Blaenau Gwent	

14.	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	
15.	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss in biodiversity	
16.	To conserve soil resources and their quality	
17.	To reduce emissions of greenhouse gases, in particular carbon dioxide	
18.	To reduce waste generation and maximise reuse and recycling	
19.	To maintain current air quality	
20.	To maintain current low levels of vulnerability of all development to flooding	
21.	To promote the use of sustainably sourced products and resources	
22.	To increase energy efficiency and generation and use of renewable energy across the County Borough	
23.	To conserve and enhance surface and ground water quality	
24.	Protect the quality and character of the landscape and enhance where necessary	

The results of the monitoring process indicate that the Plan is having a positive impact in respect of the majority (18) of the sustainability objectives (annotated in green), is not having a positive or is having a mixed impact on a minority (5) (annotated in amber); and is having a negative impact on one objective (annotated in red).

Overall, the plan is travelling in a positive direction for most (18) aspects of sustainability.

Conclusions and Recommendations

In the Council's opinion there is no evidence to suggest there is a need for a full or partial review of the LDP at this time. Whilst progress on delivering the Strategy of Growth and Regeneration is slower than expected this is due to the fact that the area has yet to come out of recession. This is beyond the control of the Council.

Significant progress has been made in terms of delivery at 'The Works' (Policy MU2) with infrastructure being put in place including the extension of the rail line. The remaining land available forms a prime site ready for delivery of residential and employment land when the market improves. The Council is working to bring this land forward for development. Residential land is to be released to the market later this year and the employment land is being actively marketed through the Enterprise Zone.

The other Strategic mixed use site 'Ebbw Vale Northern Corridor' (Policy MU1) is also being readied for development with planning permission granted (subject to the signing of a S106 agreement) for 250 houses and the Council working with partner RSL's to develop a further

200 houses on the former school site. Welsh Government is readying the Rhyd-y-Blew strategic employment site for development and is actively promoting it for employment purposes.

Blaenau Gwent's Enterprise Zone status and the proposed Circuit of Wales are major incentives to assist attracting businesses and house builders to the area.

There is, therefore, no evidence to suggest there is a need for a full or partial review of the LDP at this time.

Recommendation

As a result of the findings of the Annual Monitoring Report for 2015 it is recommended that:

1. No full or partial review of the LDP is required at this time.
2. AMR actions identified to address underperforming areas to be implemented.

1.0 INTRODUCTION

1.1 The Blaenau Gwent Local Development Plan (LDP) was adopted on 22nd November 2012. The LDP provides a land use framework which forms the basis on which decisions about future development in the County Borough are based.

1.2 As part of the statutory development plan process the Council is required to prepare an Annual Monitoring Report (AMR). The AMR provides the basis for monitoring the effectiveness of the LDP objectives and strategic policies, the Plan's sustainability credentials and identifies any significant contextual changes that might influence its implementation. The results of the monitoring process will feed into the on-going adjustment of the LDP. It should be noted that the Council does not currently propose to undertake a review of the LDP until 2016, in accordance with the statutory LDP process.

1.3 This is the second AMR to be prepared since the adoption of the Blaenau Gwent LDP and therefore provides an important opportunity for the Council to assess the impact the LDP is having on social, economic and environmental well-being of the County Borough. The AMR has not been subject to consultation.

Format of the AMR

1.4 This Chapter has outlined the requirement for, the purpose and structure of the AMR and sets out below what is covered in the rest of the document.

Chapter 2 – Monitoring Framework explains the process of monitoring the LDP, how to quantify the resulting data and, if necessary, determine whether a review of the LDP and Sustainability Appraisal (SA) is required.

Chapter 3 – Contextual Change analyses the potential impact of factors such as economic climate, local issues and changes to national policy on implementation.

Chapter 4 – Local Development Plan Monitoring provides an analysis of the effectiveness of the LDP policy framework in delivering the plan's targets.

Chapter 5 – Sustainability Appraisal Monitoring analyses the impact the LDP is having on the social, economic and environmental well-being of Blaenau Gwent.

Chapter 6 – Conclusions and Recommendations provides an overview of the findings of the AMR and makes recommendations about issues that require further consideration.

Appendix 1 – Status of Allocations provides an update on progress of the LDP Allocations.

Appendix 2 - LDP and SA Monitoring Changes provides a list of proposed changes and deletions.

Appendix 3 – Mandatory Indicators provides the results for the WG national indicators which are specifically designed to monitor the delivery of the LDP.

1.5 The AMR has been prepared in accordance with the requirements of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005; Strategic Environmental Assessment Regulations (2004); and the Habitats Regulations Assessment (2004).

2.0 MONITORING FRAMEWORK

2.1 The Monitoring Framework comprises 2 key elements. These are the monitoring of:

- The LDP strategy, policies and proposals; and
- The Sustainability Appraisal (SA) which includes the Strategic Environmental Assessment (SEA).

2.2 The on-going success of these documents and the policies within them are to be measured against a set of targets identified as part of the LDP process. Indicators have been formulated to determine whether these targets have been met. Where their results conclude that the targets are not being met, and that the effectiveness of the LDP documents (or parts or policies of it), are falling significantly below the level required, then consideration will be given to the need for a review of the LDP.

LDP Monitoring Aims, Indicators, Targets, Triggers and Outcomes

2.3 The LDP monitoring framework identifies 19 monitoring aims based on the Strategic Policies which deliver the strategy of the Plan. These monitoring aims are assessed against 50 indicators (including WG national indicators – see Appendix 3: Mandatory Indicators for results) and are specifically designed to monitor the delivery of the LDP. It should be noted that whilst the targets and indicators relate to each Strategic Policy, the framework has been designed to ensure that linkages are made between the Strategic Policies, relevant objectives and Development Management and Allocation policies. Monitoring the delivery of the Strategic Policies therefore provides a mechanism for monitoring the LDP as a whole.

2.4 Trigger levels have been set which identify where a policy has diverged from the monitoring target to such an extent that the policy is failing to be implemented or needs to be amended. Where this happens the analysis in the monitoring table identifies the issue and, where necessary, the actions required to address it.

2.5 The Plan also identifies outcomes which are stepping stones identified for 2016 and the end of the Plan period to enable us to monitor progress of the Plan.

Sustainability Appraisal Objectives and Indicators

2.6 The Sustainability Appraisal (SA) of the LDP identifies a set of objectives and significant effect indicators which are intended to measure the social, economic and environmental impact of the LDP. The SA identifies 24 objectives and 71 indicators specifically designed to monitor the environmental credentials of the LDP.

Replacement Targets and Indicators

2.7 Where the Council has been unable to monitor a target or indicator or the target or indicator has been superseded, an explanation will be provided in the relevant monitoring section and where necessary an alternative indicator will be identified.

2.8 There may be occasions where it is necessary to amend a target or indicator. This may simply be to improve the clarity of the indicator to re-align it with the relevant data sets. Where this is necessary an explanation will be provided in the relevant monitoring section and an alternative target or indicator will be identified. Appendix 2: LDP and SA Monitoring Changes provides a complete list of proposed changes and deletions.

Monitoring Progress

2.9 The analysis of the monitoring process will be in the form of detailed written assessment of the indicator results and a subsequent view on the success of the targets and effectiveness of the policies. This will be provided in the respective monitoring sections of this report for the LDP and SA. As a visual aid in showing the monitoring outcomes, a simple colour coded system has been devised, and will be included in the individual tables of Strategic Policies and SA results, as shown below:

	<p>The monitoring aim is on-going, being met or exceeded (LDP) The Plan is having a positive impact on the monitoring objective (SA)</p>
	<p>The monitoring aim is not currently being achieved but the situation can be ameliorated without immediate intervention or sufficiently progressed not to require direct intervention (LDP) The Plan is not having an impact, or is having a mixed impact on the monitoring objective (SA)</p>
	<p>The monitoring aim is not being achieved and it is unlikely that this will be addressed without specific intervention (LDP) The Plan is having a negative impact on the monitoring objective (SA)</p>

Trigger for Review of the Plan

2.10 A review of the LDP in advance of the formal 4-year review will only take place in exceptional circumstances. The monitoring framework for the LDP identifies specific trigger points where it was considered appropriate to highlight the need to consider the reasons why policies are failing to be delivered. However, these triggers are not in themselves sufficient to trigger a review of the Plan.

2.11 The Council will make a judgement on the need for a full or partial review based on the following factors:

- A significant change in external conditions;

- A significant change in local context e.g. closure of major employment site;
- A significant change in development pressures or needs and investment strategies of major public and private investors;
- A significant change in national policy or legislation; and
- Significant concerns from the findings of the AMR in terms of policy effectiveness, site delivery, progress rates, and any problems with implementation.

Local Development Plan Wales (2005)

2.12 In addition to the monitoring framework outlined in the Council's LDP, the Welsh Government sets out in LDP Wales paragraph 4.43 the following requirements:

'the AMR to identify any policy that is not being implemented and to give the reasons, together with any steps the authority intends to take to secure the implementation of the policy and any intention to revise the LDP to replace or amend the policy. The AMR should include an assessment of:

- *Whether the basic strategy remains sound (if not, a full plan review may be needed);*
- *What impact the policies are having globally, nationally, regionally and locally;*
- *Whether the policies need changing to reflect changes in national policy;*
- *Whether policies and related targets in LDPs have been met or progress is being made towards meeting them, including publication of relevant Supplementary Planning Guidance (SPG);*
- *Where progress has not been made, the reasons for this and what knock on effects it may have;*
- *What aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and/or sustainable development objectives; and*
- *If policies or proposals need changing, what suggested actions are required to achieve this.*

The AMR must also specify the housing land supply (from the current Housing Land Availability Study) and the number of net additional affordable and general market dwellings built in the authority's area, and report on other LDP indicators.'

3.0 CONTEXTUAL CHANGE

3.1 The findings of the AMR will be fundamental in determining whether a full or partial review of the LDP is required. It is important that the assessment of whether a review is required is fully informed by an understanding of how the implementation of the LDP has been influenced by local, regional, national and international factors. Blaenau Gwent does not exist in isolation and development at even the most local level can be affected by national and international economic trends.

3.2 By seeking to understand how different factors have affected the delivery of the LDP, the Council will gain a better understanding of what it can do to support the Plan's implementation. In focussing on those factors it can influence, and accepting that some factors are beyond its control, the Council will be able to better support delivery of its objectives and shape future strategies to respond to wider socio economic issues.

3.3 The following section looks specifically at those factors that influence development in Blaenau Gwent. These include changes in:

- External Conditions; and
- Policy, Legislation and Statistical Changes.

External Conditions

Economy

3.4 The UK economy has been recovering at a relatively strong rate since early 2013, although there were signs of a slight slowdown in growth in late 2014 due to problems in the Eurozone and other geopolitical uncertainties. London and other South East regions are continuing to lead recovery, as has been the pattern for many years, but other UK regions are showing positive growth trends.

3.5 The services sector remains the main engine of UK growth for both output and employment. Manufacturing and construction have slowed recently but remain positive contributors to overall UK growth.

Wales

3.6 The Compendium of UK Statistics on the Economy (ONS: June 2015) identifies that in terms of Gross Value Added (GVA) per head Wales, with a figure of £15,401, lags behind England (£20,013), Scotland (£20,013) and Northern Ireland (£16,127). When it comes to unemployment, Wales (6.8%) fairs better, having a lower rate than Northern Ireland (7.2%), being equivalent to England (6.8%) but being higher than Scotland (6.4%). Wales has a higher percentage of total employment in the public sector than Scotland or England but lower than Northern Ireland.

3.7 Notwithstanding this the economy has moved into a sustained recovery and there is a more positive picture both in terms of employment and business investment. With employment at a record high, unemployment levels decreasing, economic activity falling by

10,800 over the year and average gross weekly earnings up 4.4% over the year (Source: Wales Office Minister Alun Cairns MP).

3.8 According to property advisors JLL the past 12 months has seen the strongest performance in the South Wales economy, certainly since the downturn in 2007. The outlook is positive and the activity in the capital markets in 2014 illustrates there is investor confidence in South Wales.

Blaenau Gwent

3.9 Blaenau Gwent is well below the Wales average in almost all socio-economic indicators – economic activity, employment and business enterprise.

3.10 At the end of March 2015 the employment rate in Blaenau Gwent was 64.9%, up from 64% in 2014 but 4.4% lower than the Welsh average and the second lowest in Wales (Stats Wales). The unemployment rate was 10.7% the highest in Wales and 3.1% above the Welsh average. In 2014 the average annual earnings stood at £487 which is the third lowest in Wales and £50 less than the Welsh average (Source: Stats Wales – provisional).

3.11 There have been a number of businesses vacating properties in Blaenau Gwent over the last year, 3 of which (Exenergy, Bar Soft Drinks and Yamada) were key employers to the local economy. Blaenau Gwent's exposure to public-sector service employment leaves it vulnerable to spending cuts which risks continued economic contraction at a time when neighbouring areas are managing to come out of recession.

Housing Market

3.12 UK house price growth has moderated, particularly in London. But the lack of supply means that the medium-term UK Housing market outlook is expected to average just over 5% per annum over the period to 2020. This is higher than expected earnings growth, implying further worsening of affordability problems, especially in light of likely mortgage rate increases. As a result the number of people renting is expected to continue to rise from around 20% to 25% by 2025. For the younger generation, renting privately is now the norm and many will only become home-owners late in adult life.

3.13 In the last twelve months, there has been a sustained recovery in the residential development sector across South Wales. The housing market has expanded from the prime M4 corridor and market towns of Monmouthshire and Vale of Glamorgan into the lower valleys. However, activity remains limited in the Heads of the Valleys including Blaenau Gwent. The figure below clearly shows this sustained growth but the completions remain well below the figures achieved in the boom.

Figure: 1 Number of new dwellings started and completed annually in Wales 2006-2015

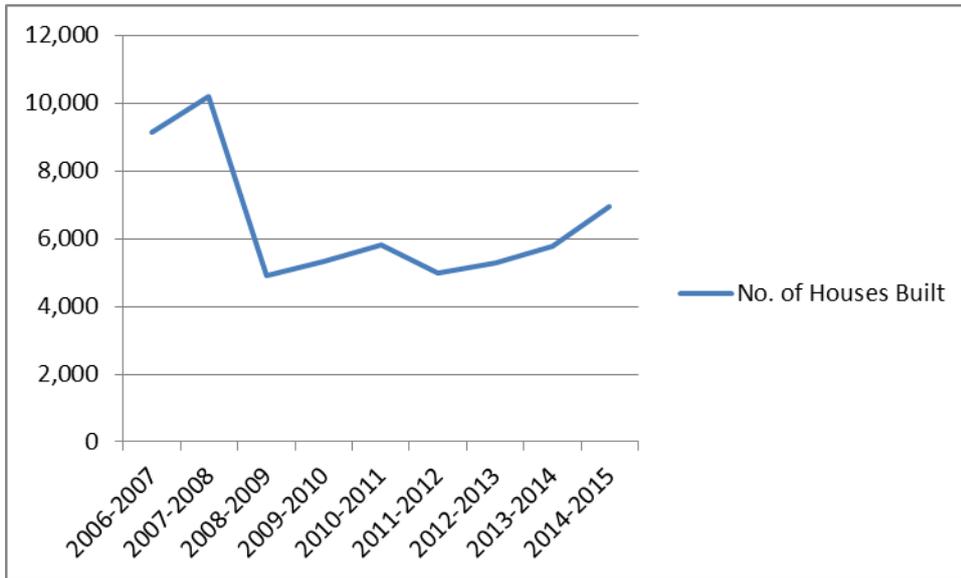
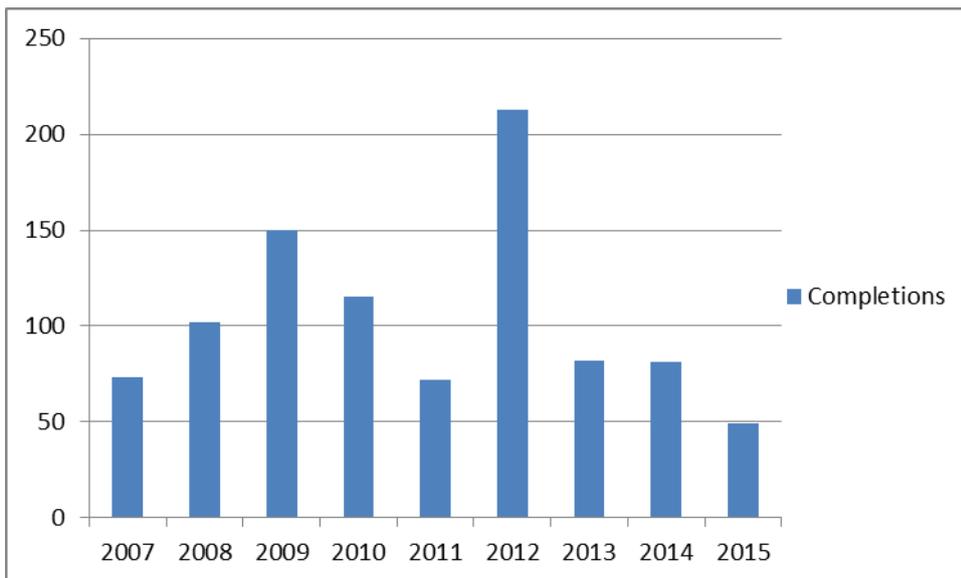


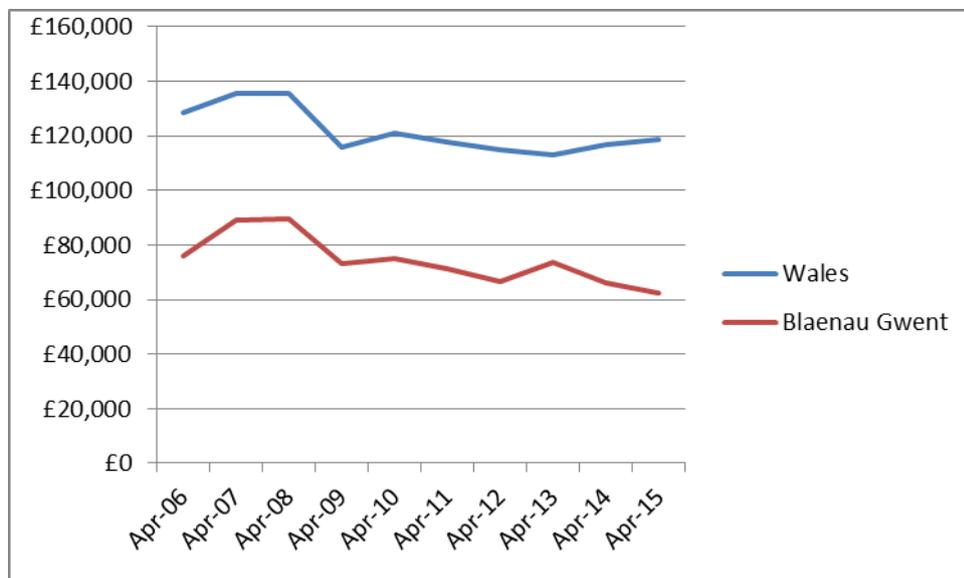
Figure 2: Housing Completions for Blaenau Gwent 2006-2015



3.14 Statistics in relation to house building in Blaenau Gwent have been erratic since 2006 due to a greater reliance on completions from the social sector where schemes tend to be completed at one point. Both the 2009 and 2012 peak are evidence of this. The distinct shortage of national builders operating in Blaenau Gwent results in low completion figures as the social sector cannot increase their figures as they are constrained by the availability of grant funding. The contribution from small sites has also dropped to the low 20's compared to figures in the 50's experienced in 2008-2009. At present there is only one national builder operating in Blaenau Gwent and that is Davies Homes, at Bedwellty Gardens in Tredegar. Overall completions were below the 140 per annum expected between 2006-2011 and fall well below the 260 expected between 2011 and 2016. This last

year has seen a very disappointing figure. However, figures for under construction suggest this figure will improve next year.

Figure 3: Average House Price in Wales and Blaenau Gwent 2006-2015



3.15 According to the Land Registry, in April 2015 the average house price in Wales was £118,635 whereas the average house price in Blaenau Gwent was £62,394. As can be seen from the above graphs house prices in Blaenau Gwent have been well below the Wales average, what is of concern is the divergence over the last two years when house prices have risen in Wales but fallen in Blaenau Gwent. This is partly a reflection of the lack of new homes being built as they normally command a higher price. It also reflects the fact that areas such as Blaenau Gwent have yet to come out of recession.

Planning applications with significant impacts

3.16 Last year we reported on one major planning application in Blaenau Gwent which may have a significant impact on the economic future of the area. The proposed Circuit of Wales, which received outline planning permission in September 2013, could be a world-class automotive cluster, centred around a performance circuit designed to host international motor sport events such as MotoGP, World Superbikes, World Motorcross and World Touring Car and provide a major addition to the UK's portfolio of leading motor sports facilities. Whilst the permission accorded with the Plan's strategy of Growth and Regeneration it was considered prudent to monitor the impact of the Circuit of Wales in future annual monitoring reports.

3.17 The Circuit of Wales is waiting for a decision from Welsh Ministers on whether the application to de-register the 'Common Land' will be granted. The conditions attached to the outline planning permission are currently being submitted and approved but reserved

matters applications and work cannot commence on site until the result of the Common Land Public Inquiry is known.

Policy, Legislation and Statistical Changes

3.18 The Council needs to consider through its AMR whether changes to national planning policy have any implications for the LDP. If the implications are significant, the Council will need to determine how it addresses the issues.

National Policy Framework

Planning Policy Wales Edition 7

3.19 The main changes to Edition 7 are to section 4.12 in Chapter 4 which has been revised to delete the national development management policy on Sustainable Building standards. These changes have been made in light of amendments to Part L of Building Regulations on energy efficiency.

3.20 The new policy context can be taken into consideration without the need to review the Plan. The only issue is that within the SA monitoring framework there are two indicators measuring the % of homes meeting Code for Sustainable Homes Code Level 4 or above; and % of non-residential buildings meeting BREEAM Excellent standard or above. It is proposed to delete these indicators from the SA monitoring framework. Parts 1a and b of Policy DM1 have been superseded as a result of this change and are now addressed by Building Regulations.

Technical Advice Note 22: Sustainable Buildings

3.21 To coincide with changes to Part L (relating to energy efficiency) of the Building Regulations coming into force, TAN 22 has been deleted.

Technical Advice Note 12: Design

3.22 Key elements of TAN 22: sustainable buildings, have been included in an update to TAN 12: Design. In particular, TAN 12 has been amended to include information on the energy hierarchy; allowable solutions; and sustainable building policies on strategic sites in local development plans.

Practice Guidance Planning for Sustainable Buildings

3.23 To coincide with the above change, practice guidance on planning for sustainable buildings has been prepared. This practice guidance provides advice to developers on integrating sustainable building design principles into their proposals and to local planning authorities on assessing local development plan strategic sites.

The Planning Bill – update

3.24 Last year we reported on consultation on the Draft Planning Bill, this received Royal Assent in July this year. Rather than report on all aspects of the Bill, we will focus on the Development Plan changes that have been enacted.

National Development Framework for Wales

3.25 The Planning (Wales) Bill provides a statutory requirement for the Welsh Ministers to produce and keep up-to-date a National Development Framework, which will replace the current Wales Spatial Plan. The National Development Framework will fulfill a number of roles, including setting out the Welsh Government's land use priorities and providing a national land use framework for Strategic and Local Development Plans. The National Development Framework will concentrate on development and land use issues of national significance which the planning system is able to influence and deliver. Work on this Plan is starting this year.

Strategic Development Plans

3.26 The Planning (Wales) Bill provides a legal framework for the preparation of Strategic Development Plans. This will allow larger than local issues such as housing demand, search areas for strategic employment sites and supporting transport infrastructure, which cut across a number of local planning authorities, to be considered and planned for in an integrated and comprehensive way. Universal coverage of Strategic Development Plans across Wales is not necessary. The Planning (Wales) Bill does not specify where Strategic Development Plans should be prepared to allow for future flexibility. It is envisaged that there will be one in South East Wales based around Cardiff – the Cardiff City Region. It is anticipated that Blaenau Gwent would be part of this but this decision will be determined by the lead local authority in consultation with other LPAs. Welsh Government will direct the responsible authority to designate the SDP area this year, work is to commence on preparing the Plan in 2017 and the Plans are expected to be adopted by 2021. Decisions on issues such as housing numbers, transport infrastructure, strategic employment sites will be determined by this regional body.

Local Development Plans

3.27 The Planning (Wales) Bill will improve the Local Development Plans process and help to ensure that they are kept up-to-date and relevant for making decisions on planning applications and appeals. The Welsh Ministers will be able to direct local planning authorities to work together to produce a joint Local Development Plan. Plans will have a fixed time period at the end of which they cease to be the development plan for the area unless a review has been undertaken. Where a local planning authority area is covered by a Strategic Development Plan then it will need to prepare a light touch Local Development Plan. Preparation of Local Development Plan 'light touch' Plans are expected to commence in 2017, alongside work on the Strategic Development Plan.

Regional Policy Framework

City Regions

3.28 City Regions boards were established in South East Wales and Swansea in 2013 to provide leadership, vision and strategic direction for the City Region; prioritise projects which demonstrate the potential to change the economy across the region and gain wider local input, collaboration and support as part of a well-planned process of participation. The Cardiff City Region Board has published its strategic vision for the Region entitled 'Powering the Welsh Economy', it focuses on the opportunity for improved regional alignment and collaboration around 4 key themes: Connectivity, skills, innovation and growth, identity.

SEWDER

3.29 The group of South East Wales Directors of Environment and Regeneration (SEWDER) reports to the South East Wales Chief Executives and Managing Directors Group and the Welsh Local Government Association South East Wales Regional Partnership Board. SEWDER have developed a Regional Strategic Framework endorsed by the Leaders of all ten unitary authorities which identifies the key strategic priorities to ensure growth and prosperity for the region: Physical Connectivity; Business and Growth; and People and Skills.

City Deal

3.30 A City Deal for Cardiff could unlock significant new money to support capital investment in major infrastructure priorities for the city-region. Arrangements have been put in place to enable a successful bid for City Deal funding to be delivered. All South East Wales Local Authority leaders, including Blaenau Gwent, have signed up to taking part in the bid to Central Government.

Local Government Re-organisation

3.31 This year Welsh Government announced its preference for the future configuration of Local Government in Wales. Under this proposal there will be 8-9 Local Authorities the Plan is to merge Blaenau Gwent with Caerphilly, Torfaen, Monmouthshire and Newport. This is not the final decision though the Welsh Government will consult on a draft 'Mergers and Reform' Bill in the autumn.

Local Policy Framework

3.32 There have been no significant changes in the local policy context since the adoption of the LDP. The following documents were, however, added to the LDP evidence base.

Blaenau Gwent Joint Housing Land Availability Study 2015 (July 2015)

3.33 The Joint Housing Land Availability Study (JHLAS) 2015 provides detailed information on the housing land supply in Blaenau Gwent – based on LDP requirements. The findings of the study indicated that there was a 2.01 years housing land supply. Whilst the housing supply is below the required level, the Council has outlined in the JHLAS a number of actions intended to improve this situation.

Draft Flood Risk Management Plan (June 2015)

3.34 The Council is preparing a Flood Risk Management Plan for the Borough. The Plan highlights the risks from surface water (surface water, ordinary watercourses, ground water)

flooding and how the Council intends to work it's partners and communities to manage this risk. The Local Development Plan has a part to play in reducing flood risk in the Borough.

Supplementary Planning Guidance

3.35 A number of key items of Supplementary Planning Guidance (SPG) have been approved since the Plan was adopted in November 2012. These include:

- The Works Design and Masterplan
- Access, Car Parking and Design
- Hot Food and Drink Uses in Town Centres
- Heads of the Valleys Smaller Scale Wind Turbine Development – Landscape Sensitivity and Capacity Study
- Planning Guidance for Smaller Scale Wind Turbine Development – Landscape and Visual Impact Assessment Requirements

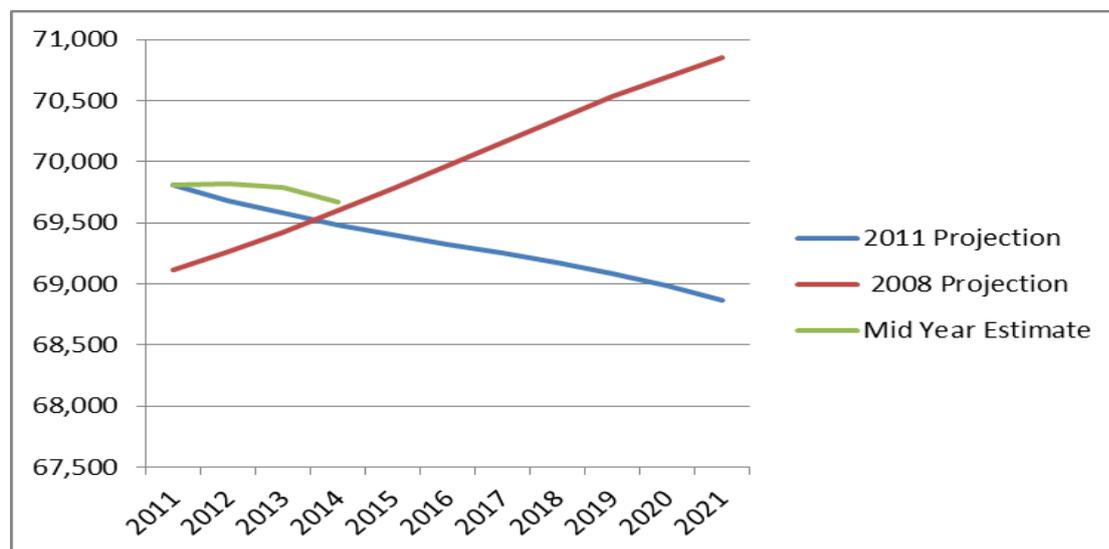
3.36 Consultation on a development brief for Phase 1 Northgate Site of The Works took place in June / July 2015 and is likely to be adopted as Supplementary Planning Guidance in October 2015. Four further Supplementary Guidance documents are due to be consulted on in September 2015, these include: Shopfronts and Advertisements; Householder Design Guide; Trees; and Small Scale Wind Turbine Development - Ecology Guidance. The priority for further SPG production is to review the Planning Obligations SPG and develop a Local Buildings of Historic Value SPG.

Statistics

Mid-Year Estimates

3.37 The latest mid-year estimate for Blaenau Gwent (2014) is 69,674. This identifies that the population has decreased slightly since 2013 and unfortunately the trend is now following that predicted by the 2011 projection, though slightly above the figures identified.

Figure 4: Comparison of 2008, 2011 based Population Projections and Mid-year Estimates for Blaenau Gwent



4.0 LOCAL DEVELOPMENT PLAN MONITORING

4.1 The 2015 Annual Monitoring Report is the second monitoring report to be prepared since the adoption of the Blaenau Gwent LDP and therefore provides an important opportunity for the Council to assess the impact the LDP is having on the social, economic and environmental well-being of the County Borough. Although two years can be considered a relatively short period of time in the development process and in comparison to the plan period itself, this second AMR allows for the identification of emerging patterns of development and issues.

4.2 This section outlines the results of the monitoring with respect to each of the monitoring aims set for the Strategic Policies (SP). In doing so it reports on each indicator identifying relevant triggers and where appropriate reporting on progress against outcomes.

Monitoring Table: SP1

POLICY SP1	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Northern Strategy Area – Sustainable Growth and Regeneration	1 & 7	DM1, DM2, DM3, DM5 & DM6 MU1, MU2, MU3, AA1, R1, H1, HC1, T1, T2, T4, & T6
MONITORING AIM:	To ensure sustainable growth and regeneration in the north of the Borough	
MONITORING INDICATOR:	MONITORING TARGET:	
	Outcome by End of 2016	Outcome by End of Plan (2021)
Amount of new A1 development	A1 Development 9,100 sq m delivered	A1 Development 11,500 sq m delivered
Amount of new leisure development	Leisure Development Contracts on Bryn Serth site – start of construction	Leisure Development Project at MU1 complete
Amount of land B use class delivered	Land in B use class 22.3 ha delivered	Land in B use class 48.5 ha delivered
Amount of housing delivered	Housing development 1,635 homes delivered	Housing development 3,155 homes delivered
Transport projects delivered	Transport projects 9 projects delivered	Transport projects 6 projects delivered
ANALYSIS OF RESULTS:		
<p>A key element of the Blaenau Gwent LDP Strategy is to deliver sustainable growth and regeneration in the Northern Strategy Area that benefits the whole of Blaenau Gwent. To fully understand the progress made in achieving this it is necessary to consider the findings of the monitoring exercise, as identified in the above indicators, in relation to the following interrelated factors:</p> <p>A1 Development</p> <p>The Retail Needs Assessment identified a need for 13,145 sq m of retail floorspace. The Plan allocates 11,500 sq m of land for new retail floorspace through commitments (sites with planning permission at April 2009) and proposals. To date, none of these retail allocations have been developed. Further information regarding proposals and planning permission for these sites is contained in Appendix 1 – Status of Allocations.</p>		

The remaining 1,645 sq m is to be met through redevelopment proposals in the town centres. In January 2014, planning permission was granted for a 227 sq m (net sales area) extension to the existing Aldi Store in Ebbw Vale. The store extension has been completed.

No planning applications have been submitted for retail development within 2014-2015. However, several pre application discussions have taken place between the Local Planning Authority and developers. A meeting was held to discuss retail allocation R1.1 – Rhyd y Blew Retail Park. The land has recently been sold and the new landowners are exploring the development potential of the site.

A further allocated site that is subject to pre-application discussions with developers for its retail potential is NMC Factory and Stagecoach Site, Brynmawr (Policy MU3) which is an edge of town centre site.

In terms of the amount of A1 land delivered and the outcome requirement of 9,100 sq m by 2016, as only 227 sq m has been delivered, the Plan is behind target.

Leisure Development

Planning permission has been granted on land at Bryn Serth for mixed use development including the provision of a hotel. No development has commenced on site. The land is currently for sale and is being actively marketed.

There is no further progress on the remainder of the leisure hub on the Ebbw Vale Northern Corridor site (Policy MU1).

In terms of the amount of new leisure development and the outcome requirement for start of construction on the Bryn Serth site by 2016 the Plan is behind target.

Land in B Use Class

In the Northern Strategy Area, outline planning permission has been granted on land to the south east of Lime Avenue on The Works site (Policy MU1) for 4.8 ha of B1 employment use. No development has commenced on site. Planning permission has also been granted for a 0.4 ha plot of land on allocation EMP1.6 Land at Waun y Pound, Ebbw Vale. The development is for a vehicle security park and storage container facility including office facility and weigh bridge. No development has commenced on site.

In terms of the amount of land for B use class delivered and the outcome requirement for 22.3 ha to be delivered by 2016, as no allocations have been delivered, the Plan is behind target.

Housing Development

To date 843, dwellings have been completed in the Northern Strategy Area which falls short of the 2016 outcome of 1,635.

In terms of the amount of housing delivered and the outcome requirement for 1,635 homes to be delivered by 2016, as only 843 homes have been delivered, the Plan is behind target.

Transport Projects

There is an error in the Monitoring Target in relation to the number of projects to be delivered by the end of 2016. The target currently reads that 9 projects are to be delivered by the end of 2016. The target should read 13 projects. The Annual Monitoring Reports will therefore report on the 13

projects being delivered by end of 2016. There is no proposed amendment to the 2021 target.

Highway and public transport schemes implemented	
Cycle Routes	
T1.1*	HoV Route linking 9 Arches Tredegar to Brynmawr
T1.3	HoV to Ebbw Vale and Cwm
T1.8	Brynmawr to Blaenavon
Rail Network and Station Improvements	
T2.1*	Extension of rail link from Ebbw Vale Parkway to Ebbw Vale Town
T2.2*	Provision of new station and bus interchange at Ebbw Vale
Improvement to Bus Services	
T4.2	Bus Interchange improvement at Brynmawr
T4.3*	Bus interchange improvement at Ebbw Vale
New Roads to Facilitate Development	
T5.1	Construction of the Peripheral Distributor Road through 'The Works'
T5.2	Online improvements between the Peripheral Distributor Road and the A465

* Denotes completions this year

The following schemes are under construction or expected to be delivered this year:

Cycle Routes	
T1.4	Cwm to Aberbeeg
Regeneration Led Highway Schemes	
T6.1	Dualling of the Heads of the Valleys Road

A further 4 schemes have been completed this year in the Northern Strategy Area, bringing the total number of schemes completed to date to 9. As there are a further 2 schemes nearing completion the Plan is on target to meet its outcome of 13.

In terms of transport projects delivered and the outcome requirement for 13 projects delivered by 2016 the Plan is on target.

The monitoring aim of delivering sustainable growth and regeneration in the north of the Borough is not being achieved at the anticipated levels and it is unlikely that this will be addressed without specific intervention.

PERFORMANCE:

ACTION:

The influence of the current economic situation, the lack of confidence in the housing market and viability issues have undoubtedly had an impact on the delivery of projects and schemes in Blaenau Gwent. These are issues outside of the control of the Council. However, there are actions the Council can take to assist in delivering the strategy:

- In terms of the retail allocations, the Council is proactively in discussions with the new landowner of Rhyd y Blew Retail Park (R1.1) and the NMC Factory (MU3) on the development potential of the sites.
- With regards to employment land (use class B), the action being taken is covered in Monitoring Table SP8 (a).
- In terms of housing, the action being taken is covered in Monitoring Tables SP4 (a) and (b) and SP5 (a).

Monitoring Table: SP2

POLICY SP2	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Southern Strategy Area – Regeneration	1, 6, 11 & 12	DM1, DM2, DM3, DM5, DM14, DM15, DM16, DM17 R1, H1, HC1, T1, T2, T4, T6, ENV2, ENV3, ENV4, TM1
MONITORING AIM:	To ensure regeneration in the south of the Borough	
MONITORING INDICATOR:	MONITORING TARGET:	
	Outcome by End of 2016	Outcome by End of Plan (2021)
Amount of land in B use class delivered	Land in B use class 1.5 ha delivered	Land in B use class 1.5 ha delivered
Amount of housing delivered	Housing development 265 homes delivered	Housing development 345 homes delivered
Tourism initiatives	Tourism initiatives 1 initiative delivered	
Environmental reclamation projects	Environmental reclamation 1 project delivered	
Transport projects	Transport projects 2 projects delivered	Transport projects 4 projects delivered
ANALYSIS OF RESULTS:		
<p>The objective of the Southern Strategy Area is to build on the strong sense of community pride and spectacular landscape to secure regeneration and create sustainable communities. To fully understand the progress made in achieving this objective it is necessary to consider the findings of the monitoring exercise in relation to the following interrelated factors:</p> <p><u>Land in B Use Class</u></p> <p>To date, no development has been permitted on allocated employment sites in the Southern Strategy Area. Further information is given regarding these issues in the relevant analysis of results for Policy SP8 (a). Further information on any proposals for these sites is also detailed in Appendix 1 – Status of Allocations.</p> <p>In terms of the amount of land in B use class delivered and the outcome of 1.5 ha by 2016, with no land delivered, the Plan is behind target.</p> <p><u>Housing Development</u></p> <p>To date, 94 homes have been delivered in the Southern Strategy Area which falls short of the 2016 outcome of 265.</p> <p>In terms of the amount of housing delivered and the outcome of 265 homes by 2016, with only 94 homes delivered, the Plan is behind target.</p> <p><u>Tourism Initiatives</u></p> <p>It was reported last year that the tourism and leisure project at Cwmtillery Lakes for an Outdoor Gateway and Education Centre was no longer a priority given the changes in Communities First although it remained an aspiration. There is no further update regarding this project.</p> <p>In terms of the delivery of tourism initiatives and the outcome of 1 to be delivered by 2016, with no delivery, the Plan is behind target.</p>		

Environmental Reclamation

The LDP identifies a land reclamation scheme in the Southern Strategy Area to be delivered by 2016. There is no progress to report in terms of its delivery.

In terms of environmental reclamation projects and the outcome for 1 project to be delivered by 2016, with no progress on this, the Plan is behind target.

Transport Projects

There is an error in the Monitoring Target in relation to the number of projects to be delivered by the end of 2016. The target currently reads that 2 projects are to be delivered by the end of 2016. The target should read 3 projects. The Annual Monitoring Reports will therefore report on the 3 projects being delivered by end of 2016.

There is also an error in the 2021 monitoring target. The target currently reads that there are 4 projects to be delivered; this should be corrected to read 5 projects.

Highway and public transport schemes implemented**Cycle Routes**

T1.9	Extension to Ebbw Fach Trail from Abertillery to Aberbeeg and completion of missing section through Blaina
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No further schemes have been completed during 2014-2015. Given that the target requires the development of two further schemes by 2016 and no work has commenced on these schemes, it is likely that the Plan will be behind target.

In terms of transport projects and the outcome for 3 projects to be delivered by 2016, with only 1 delivered, the Plan is behind target.

The monitoring aim of delivering regeneration in the south of the Borough is not being achieved at the anticipated levels and it is unlikely that this will be addressed without specific intervention.

PERFORMANCE:**ACTION:**

The influence of the current economic situation, the lack of confidence in the housing market and viability issues have undoubtedly had an impact on the delivery of projects and schemes in Blaenau Gwent. These are issues outside of the control of the Council. However, there are actions the Council can take to assist in delivering the strategy:

- With regards to employment land (use class B), the action being taken is covered in Monitoring Table SP8 (a).
- In terms of housing, the action being taken is covered in Monitoring Tables SP4 (a) and (b) and SP5 (a).
- The land reclamation schemes are unlikely to come forward due to the lack of Welsh Government funding available, these allocations will be reviewed through the full Plan review next year.

Monitoring Table: SP3 (a)

POLICY SP3	RELEVANT OBJECTIVES:	RELEVANT POLICIES:		
The Retail Hierarchy and Vitality and Viability of the Town Centres	1	DM1, DM2, DM5 & DM6 AA1 & R1		
MONITORING AIM: SP3(a)	To ensure town centres thrive through the implementation of the retail hierarchy			
MONITORING INDICATOR:	ANNUAL MONITORING TARGET:			
Number of A1 uses in primary retail areas as a percentage of all units in the primary retail areas	Increase the % of A1 uses in Ebbw Vale's primary retail areas from a base level of 61% (2009)			
	Increase the % of A1 uses in Abertillery's primary retail area from a base level of 45% (2009)			
	Increase the percentage of A1 uses in Brynmawr's primary retail area from a base level of 61% (2009)			
	Increase the % of A1 uses in Tredegar's primary retail area from a base level of 67% (2009)			
ANALYSIS OF RESULTS:				
To deliver thriving town centres and protect local shopping facilities, Policy SP3 defines a retail hierarchy. The monitoring targets set to monitor its success are the percentage of A1 uses in the primary retail area of each of the town centres.				
<u>Number of A1 uses in primary retail areas as a percentage of all units in primary retail areas</u>				
The table below shows the % of A1 uses in the Principal and District Town Centres for 2014 and 2015; and the difference between 2009 and 2015:				
Town Centre	% of A1 Uses in Primary Retail Area 2009	% of A1 Uses in Primary Retail Area 2014	% of A1 Uses in Primary Retail Area 2015	% Change 2009 - 2015
Ebbw Vale	61%	61%	62%	+1%
Abertillery	45%	45%	45%	0%
Brynmawr	61%	62%	54%	-7%
Tredegar	67%	61%	63%	-4%
The percentage change of A1 uses in the Primary Retail Areas has remained neutral for two of the town centres; that is Ebbw Vale and Abertillery. Although the percentage difference in Primary Retail Areas since 2009 is negative in Tredegar, it is less than 2014. Tredegar has witnessed the opening of two A1 units in the primary retail area, one of which occupies two former vacant units. Although the percentage of A1 units remains less than the baseline target, it is clear that progress is being made.				
However, Brynmawr has experienced a considerable decrease in the percentage of A1 uses in the Primary Retail Area since 2014. This can be attributed to the closure of three A1 uses and the opening of an estate agent which falls within the A2 use class.				
In terms of increasing the % of A1 uses in the Ebbw Vale Primary Retail Area from a base of 61% the Plan is on target (+1%).				
In terms of increasing the % of A1 uses in the Abertillery Primary Retail Area from a base of 45% the Plan is behind target (no change).				
In terms of increasing the % of A1 uses in the Brynmawr Primary Retail Area from a base of 61%				

the Plan is behind target (-7%).

In terms of increasing the % of A1 uses in the Tredegar Primary Retail Area from a base of 67% the Plan is behind target (-4%).

The monitoring aim to ensure town centres thrive through the implementation of the retail hierarchy is not currently being achieved in its entirety but the situation can be ameliorated without immediate intervention or sufficiently progressed not to require direct intervention.

PERFORMANCE:	
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Monitoring Table SP3 (b)

POLICY SP3	RELEVANT OBJECTIVES:	RELEVANT POLICIES:																																			
The Retail Hierarchy and Vitality and Viability of the Town Centres	1	DM1, DM2, DM5 & DM6 AA1 & R1																																			
MONITORING AIM: SP3(b)	To ensure the improvement of viability in the town centres																																				
MONITORING INDICATOR:	ANNUAL MONITORING TARGET:																																				
Reduce vacancy rates from a 2009 base figure tracked against other valley town centres	Reduce the vacancy rate in Ebbw Vale town centre from a base level of 11.5% (2009) tracked against other Valley towns																																				
	Reduce the vacancy rate in Abertillery town centre from a base level of 20% (2009) tracked against other Valley towns																																				
	Reduce the vacancy rate in Brynmawr town centre from a base level of 16% (2009) tracked against other Valley towns																																				
	Reduce the vacancy rate in Tredegar town centre from a base level of 12% (2009) tracked against other Valley towns																																				
	Reduce the vacancy rate in Blaina town centre from a base level of 25% (2009) tracked against other Valley towns																																				
ANALYSIS OF RESULTS:																																					
<p>The second part of Policy SP3 is to improve the vitality and viability of the town centres. In order to monitor this, the vacancy rate of the town centres need to be tracked to ensure they are decreasing and are comparable with other Valley towns.</p> <p>Reduce vacancy rates from a 2009 base figure tracked against other valley town centres</p> <p>The table below shows the vacancy rates for Blaenau Gwent's town centres for 2014 and 2015; and the difference in vacancy rates between 2009 and 2015:</p>																																					
<table border="1"> <thead> <tr> <th>Town Centre</th> <th>Vacancy Rate 2009</th> <th>Vacancy Rate 2014</th> <th>Vacancy Rate 2015</th> <th>% Change 2009 – 2015</th> </tr> </thead> <tbody> <tr> <td>Ebbw Vale</td> <td>11.5%</td> <td>11%</td> <td>11%</td> <td>-0.5%</td> </tr> <tr> <td>Abertillery</td> <td>20%</td> <td>23%</td> <td>23%</td> <td>+3.0%</td> </tr> <tr> <td>Brynmawr</td> <td>11.6%</td> <td>11.1%</td> <td>9%</td> <td>-2.6%</td> </tr> <tr> <td>Tredegar</td> <td>12.4%</td> <td>18.6%</td> <td>19.4%</td> <td>+7.0%</td> </tr> <tr> <td>Blaina</td> <td>25%</td> <td>27.3%</td> <td>22.6%</td> <td>-2.4%</td> </tr> <tr> <td>Overall Vacancy Rates</td> <td>15.0%</td> <td>17.5%</td> <td>18.3%</td> <td>+3.3%</td> </tr> </tbody> </table>			Town Centre	Vacancy Rate 2009	Vacancy Rate 2014	Vacancy Rate 2015	% Change 2009 – 2015	Ebbw Vale	11.5%	11%	11%	-0.5%	Abertillery	20%	23%	23%	+3.0%	Brynmawr	11.6%	11.1%	9%	-2.6%	Tredegar	12.4%	18.6%	19.4%	+7.0%	Blaina	25%	27.3%	22.6%	-2.4%	Overall Vacancy Rates	15.0%	17.5%	18.3%	+3.3%
Town Centre	Vacancy Rate 2009	Vacancy Rate 2014	Vacancy Rate 2015	% Change 2009 – 2015																																	
Ebbw Vale	11.5%	11%	11%	-0.5%																																	
Abertillery	20%	23%	23%	+3.0%																																	
Brynmawr	11.6%	11.1%	9%	-2.6%																																	
Tredegar	12.4%	18.6%	19.4%	+7.0%																																	
Blaina	25%	27.3%	22.6%	-2.4%																																	
Overall Vacancy Rates	15.0%	17.5%	18.3%	+3.3%																																	
<p>The overall vacancy rate for the town centres is 18.3% (2015) which is a 0.8% increase on last year. The Welsh national average vacancy is 15.5% (February 2015) which is a decrease of 0.2% from February 2014. The Blaenau Gwent vacancy rate remains higher than the Welsh average.</p>																																					
<p>The individual vacancy rates for Ebbw Vale and Brynmawr remain relatively low compared to the national average rate. Both town centres have seen a decrease in their vacancy rates since 2009, most notably Brynmawr which has seen a further decrease of 2.6% since 2014. In addition to Ebbw Vale and Brynmawr, it is clear that Blaina is showing a sign of improvement as this has witnessed a 4.7% decrease in the period 2014-2015 which means the vacancy rate is now 2.4% below that of the 2009 rate. The vacancy rate in Abertillery, although still higher than 2009 has remained at a neutral level.</p>																																					

However, in Tredegar, the rate has increased further by 0.8% which means that there is a 7.0% difference between 2009's rate to that in 2015. This is attributed to the loss of A1 uses throughout the town centre. As a result of the vacancy rate going above 17% a trigger has been breached.

Town	Status	Total No. of Commercial Premises in 2009	% Vacant Units 2009	Total No. of Commercial Premises in 2014 -2015	% Vacant Units 2015	% Change 2009-2015
Blaenau Gwent						
Ebbw Vale	Principal Town Centre	139	11.5%	115	11%	-0.5%
Abertillery	District Local Town Centre	159	20%	131	23%	+3%
Brynmaur	District Local Town Centre	155	11.6%	106	9%	-2.6%
Tredegar	District Local Town Centre	170	12.4%	155	19.4%	+7%
Blaina	Local Town Centre	64	25%	53	22.6%	-2.4%
Caerphilly (CCBC)						
Bargoed	Principal Town	138	19%	141	22%	+3%
Rhymney	Local Centre	31	6%	33	9%	+3%
Merthyr Tydfil						
Merthyr Town	Principal Town	No data available	13%	305	16%	+3%
Rhondda Cynon Taf (RCT)						
Aberdare	Principal Town	223	15%	221	9.05%	-5.95%
Ferndale	Key Settlement	46	13.0%	46	10.87%	-2.13%
Mountain Ash	Key Settlement	94	14.9%	93	18.28%	+3.38%
Treorchy	Key Settlement	114	6.1%	118	6.78%	+0.68%

Like other Heads of the Valleys towns, the picture is mixed with some faring well whilst others see vacancy rates increasing. Aberdare, Brynmaur, Blaina, Ferndale and Ebbw Vale have all witnessed a decrease in vacancy rates compared to the 2009 base rate. However Tredegar has seen the biggest increase of 7% compared to the 2009 base rate, this is followed by Mountain Ash which is 3.38% higher than that in 2009.

In terms of reducing the vacancy rate in Ebbw Vale from a base level of 11.5% the Plan is on target. In terms of reducing the vacancy rate in Abertillery from a base level of 20% the Plan is behind target.

In terms of reducing the vacancy rate in Brynmaur from a base level of 11.6% the Plan is on target. In terms of reducing the vacancy rate in Tredegar from a base level of 12.4% the Plan is behind target and has breached a trigger.

In terms of reducing the vacancy rate in Blaina from a base level of 25% the Plan is on target.

The monitoring aim to ensure improvement of viability in the town centres is not currently being achieved in its entirety but the situation can be ameliorated without immediate intervention or sufficiently progressed not to require direct intervention.

PERFORMANCE:

Monitoring Table: SP4 (a)

POLICY SP4	RELEVANT OBJECTIVES:	RELEVANT POLICIES:							
Delivering Quality Housing	2 & 3	DM1, DM2, DM3, DM7, DM8, DM9 & DM12 MU1, MU2, MU3, H1, & HC1							
MONITORING AIM:SP4 (a)	To secure construction of 3,500 net additional dwellings by 2021 and halt population decline								
MONITORING INDICATOR :	MONITORING TARGET:								
	Outcome by End of 2016	Outcome by End of Plan (2021)							
Net number of additional affordable and general market dwellings built per annum	Completion of 1,900 homes	Completion of 3,500 homes							
Population level of Blaenau Gwent	Increase population to 69,968	Increase population to 70,849							
Percentage of vacant properties	Decrease vacancy rate of residential properties to 4.5%	Decrease vacancy rate of residential properties to 4%							
ANALYSIS OF RESULTS:									
To stem out-migration and attract people to the area Policy SP4 makes provision for the delivery of 3,500 new dwellings and aims to increase the population of the Borough to 70,894 by 2021. The monitoring targets set to measure success are the completion of homes, population levels and the vacancy rate of residential properties.									
Net number of additional affordable and general market dwellings built									
Year	Net number of additional affordable and general market dwellings built								
2006 - 2013	807								
2013-2014	81								
2014 - 2015	49								
Total to date	937								
The above table identifies that 937 homes have been built to date which is well below what was expected at this point and the outcome requirement figure of 1,900 homes by 2016.									
The figure of 49 for 2014-2015 is the lowest level recorded in a year and is disappointing. However, information from the JHLAS for 2015 on the number of houses under construction means that this figure should increase significantly next year.									
In terms of the net number of additional affordable and general market dwellings built and the outcome requirement of 1,900 by 2016, at 937, the Plan is behind target.									
Population level of Blaenau Gwent									
The policy aims to increase the population of the Borough from 68,914 in 2006 to 70,849 in 2021. However, the 2006 figure was based on a mid-year estimate which has since been revised to take account of the 2011 census results. The revised figure for 2006 is 69,610.									
Year	2006	2007	2008	2009	2010	2011	2012	2013	2014
Population	69,610	69,685	69,820	69,850	69,798	69,812	69,822	69,789	69,674
The latest mid-year estimate (2014) is 69,674. Although there has been a slight decrease this year									

the overall trend is an increase from the 2006 figure. It is still possible that we can reach the 69,968 target for 2016.

In terms of increasing the population level to 69,968 by 2016, with a figure of 69,674, the Plan is on target.

Percentage of Vacant Properties

In order to identify the number of households required in the Plan period the Council was required to convert the dwelling requirement into a household requirement. Part of this equation relied on an estimate of the vacancy rate at the end of the Plan period. The Council used a figure of 4%. In order to ensure that the projection is based on sound information it was considered necessary to monitor this figure. The aim is to reduce the vacancy rate from 5.7% to 4% by 2021.

Year	2001	2011
Vacancy Rate	5.7%	4.8%

The 2011 census figure identifies that the vacancy rate has reduced to 4.8%, a 0.9% decrease. If this rate of decrease continues the vacancy rate in 2016 would be 4.45% meeting the 2016 outcome target and by 2021 would be 3.9%, again meeting the 2021 outcome target.

As the Census is only undertaken every 10 years there is no update available for this monitoring outcome.

In terms of decreasing the vacancy rate of residential properties to 4.5% by 2016 the Plan is on target.

The monitoring aim to secure construction of 3,500 net additional dwellings by 2021 and halt population decline is not currently being achieved.

PERFORMANCE:

ACTIONS:

The influence of the current economic situation, the lack of confidence in the housing market and viability issues have undoubtedly had an impact on the delivery of projects and schemes in Blaenau Gwent. These are issues outside of the control of the Council. However, there are actions the Council can take to assist in delivering the strategy:

- The Council’s Regeneration, Planning and Estates Departments are working collaboratively to ensure and facilitate progress of sites through the provision of development briefs, site investigation work and active marketing. A development brief has been prepared for a site at The Works and this site will be going to the market this year.
- A housing delivery group has been set up which is tasked with bringing Council owned land forward for development. A number of housing sites have been sold this year and pre-applications discussions are taking place on a number of them.
- A new group has been set up to oversee a special purpose vehicle to bring forward 200 units at Ebbw Vale North (Policy MU1), former school site, in an attempt to instil confidence in the housing market. Pre- applications discussions have taken place and a planning application is expected shortly.

Monitoring Table: SP4 (b)

POLICY SP4	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Delivering Quality Housing	2 & 3	DM1, DM2, DM3, DM7, DM8, DM9 & DM12 MU1, MU2, MU3, H1, & HC1
MONITORING AIM: SP4 (b)	To ensure the delivery of 1,000 affordable dwellings, 335 of which through planning obligations	
MONITORING INDICATOR :	MONITORING TARGET:	
	Outcome by End of 2016	Outcome by End of Plan (2021)
Number of net additional affordable dwellings built per annum	224 affordable dwellings through S106 agreements	335 affordable dwellings through S106 agreements
	ANNUAL MONITORING TARGET:	
Change in viability	Change in sales value per sq m A change that would impact on viability of development - building regulations and code for sustainable homes	
ANALYSIS OF RESULTS:		
Number of net additional affordable dwellings built per annum		
Part of delivering quality housing is ensuring that local housing need is met. This involves the delivery of a mix of tenure including social rented, intermediate rent and low cost homes. Overall the Plan aims to deliver 1,000 affordable properties by 2021.		
Year	Number of net additional affordable dwellings Completed	
2006- 2013	317	
2013-2014	41	
2014-2015	7	
Total	365	
To date 365 affordable dwellings have been delivered. However, this figure is likely to increase significantly over the next few years due to the number of 100% affordable housing schemes currently under construction. If all the schemes below are delivered as planned this figure would increase to 526.		
Development	Number of affordable units in pipeline	Progress
Victoria, Ebbw Vale	16	Nearing Completion
Gwaun Helyg, Ebbw Vale	73	Under Construction
Briery Hill, Ebbw Vale	32	Under Construction
Sirhowy Infants School Tredegar	23	Not Started but in SHG programme for next year
Blaina District Hospital	18	Nearing Completion
Total	161	
In terms of the number of net additional affordable houses built per annum and the requirement for 1,000 by the end of the Plan period, with a figure of 365, the Plan is behind target.		

Of the 1,000 total affordable properties 335 are to be secured through S106 Agreements by 2021. To date a total of 113 units have been secured through S106 Agreements as identified in the table below:

Development	No of units secured through S106 Agreements
BKF Plastics	2
Park Hill, Tredegar (Phase 2)	47
Park Hill, Tredegar (Phase 1)	29
Peacehaven	8
Rhyd -y- Blew	25
Former Ty'r Graig School	1
Land adj Nant-y-felin, Rassau	1
Total	113

This figure falls well short of the target of 224 by 2016 but reflects the lack of confidence in the private sector housing market in Blaenau Gwent and the wider problems in the housing market.

In terms of the number of net additional affordable houses delivered through S106 per annum and the outcome requirement for 224 to be secured by 2016, with a figure of 113, the Plan is behind target.

Change in viability

The Council set a 10% affordable housing requirement for developers and to ensure that this requirement is viable it was considered necessary to monitor changes in sales value per sq m and other changes that could impact on viability such as building regulations and the Code for Sustainable Homes.

Year	Source	Viability per sq m
2010	Affordable Housing Viability Assessment	£1,700
2014	Based on an assessment of Peacehaven, Tredegar	£1,377.40
2015	Draft CIL Report	£1,500 - £1,700

The Affordable Housing Viability Assessment undertaken in 2010 was based on sales values of £1,700 per sq m. The Council is undertaking viability work to inform a decision on the introduction of the Community Infrastructure Levy. The sales values identified in this work vary across the Borough, from £1,500 in the south of the Borough to £1,700 in the Ebbw Vale area. This work is nearing completion and will be used to inform a revised Planning Obligations Supplementary Planning Guidance (SPG) document and future S106 negotiations. There are still issues around viability and the Council needs to raise this issue with WG.

No changes in Building Regulations were introduced between March 2014 and April 2015 which impact on viability.

In terms of the change in viability a trigger has been broken.

The monitoring aim to deliver 1,000 affordable dwellings, 335 of which through planning

obligations is not being achieved at the anticipated levels and it is unlikely that this will be addressed without specific intervention.

PERFORMANCE:

ACTIONS:

The influence of the current economic situation, the lack of confidence in the housing market and viability issues have undoubtedly had an impact on the delivery of projects and schemes in Blaenau Gwent. These are issues outside of the control of the Council. However, there are actions the Council can take to assist in delivering the strategy:

- The Council's Regeneration, Planning and Estates Departments are working collaboratively to ensure and facilitate progress of sites through the provision of development briefs, site investigation work and active marketing. A development brief has been prepared for a site at The Works and this site will be going to the market this year.
- A housing delivery group has been set up which is tasked with bringing Council owned land forward for development. A number of housing sites have been sold this year and pre-applications discussions are taking place on a number of them.
- A new group has been set up to oversee a special purpose vehicle to bring forward 200 units at Ebbw Vale North (Policy MU1), former school site, in an attempt to in still confidence in the housing market. Pre-applications discussions have taken place and a planning application is expected shortly.
- The CIL viability report when finalised will be used to inform future amendment to policies and Supplementary Planning Guidance. It will also be used to raise issues of viability with WG.

Monitoring Table: SP5 (a)

POLICY SP5	RELEVANT OBJECTIVES:	RELEVANT POLICIES:						
Spatial Distribution of Housing	3	MU1, MU2, MU3, H1, & HC1						
MONITORING AIM: SP5 (a)	To ensure the delivery of housing in accordance with the strategy							
MONITORING INDICATOR:	ANNUAL MONITORING TARGET:							
The housing land supply taken from the current Housing Land Availability Study	Less than a 5 year supply							
Land available for Gypsy and Traveller units	Land Available - loss of land to other uses							
ANALYSIS OF RESULTS:								
<u>The housing land supply taken from the current Housing Land Availability Study</u>								
Local planning authorities are required by Welsh Government (PPW) to ensure that sufficient land is available, or will become available, for a five-year supply of land for housing. To demonstrate this, each local planning authority prepares a Joint Housing Land Availability Study each year. The current published study for Blaenau Gwent (2015) indicates that Blaenau Gwent has a 2.01 year land supply.								
<table border="1"> <thead> <tr> <th>Year</th> <th>Land Supply in Years</th> </tr> </thead> <tbody> <tr> <td>2014</td> <td>3.31</td> </tr> <tr> <td>2015</td> <td>2.01</td> </tr> </tbody> </table>			Year	Land Supply in Years	2014	3.31	2015	2.01
Year	Land Supply in Years							
2014	3.31							
2015	2.01							
Having less than a 5-years supply breaches a trigger point.								
However, the issue in Blaenau Gwent is not with the supply of land but the reluctance of developers to build due to concerns over viability and a lack of confidence in the market.								
Even where sites are identified as being available and viable relatively small numbers are identified as coming forward in the five year period. The remainder of the sites sit outside the 5 year supply even though the land is available. This is due to slow build rates and as a result of the lack of confidence in the local housing market.								
In terms of the housing land supply taken from the current Housing Land Availability Study and the requirement to have more than 5 years, having only 2.01 years, the Plan has breached a trigger.								
<u>Land Available for Gypsy and Traveller units</u>								
As part of policy SP4's aim of meeting local housing need a site was included in the Plan to accommodate unmet gypsy and traveller needs. The trigger point is the loss of the proposed site to other uses – the land is currently vacant and thus the trigger has not been broken. Indeed, Blaenau Gwent is in talks with WG for funding to deliver a scheme at this site. Preliminary planning discussions have been held regarding the design of the scheme and a planning application is being prepared.								
In terms of the requirement for land being available for Gypsy and Traveller units the Plan is on target.								
The monitoring aim to deliver housing in accordance with the strategy is not being achieved at the								

anticipated levels and it is unlikely that this will be addressed without specific intervention.

PERFORMANCE:

ACTIONS:

The influence of the current economic situation, the lack of confidence in the housing market and viability issues have undoubtedly had an impact on the delivery of projects and schemes in Blaenau Gwent. These are issues outside of the control of the Council. However, there are actions the Council can take to assist in delivering the strategy:

- The Council's Regeneration, Planning and Estates Departments are working collaboratively to ensure and facilitate progress of sites through the provision of development briefs, site investigation work and active marketing. A development brief has been prepared for a site at The Works and this site will be going to the market this year.
- A housing delivery group has been set up which is tasked with bringing Council owned land forward for development. A number of housing sites have been sold this year and pre-applications discussions are taking place on a number of them.
- A new group has been set up to oversee a special purpose vehicle to bring forward 200 units at Ebbw Vale North (Policy MU1), former school site, in an attempt to instil confidence in the housing market. Pre-applications discussions have taken place and a planning application is expected shortly.

Monitoring Table: SP5 (b)

POLICY SP5	RELEVANT OBJECTIVES:	RELEVANT POLICIES:	
Spatial Distribution of Housing	3	MU1, MU2, MU3, H1, & HC1	
MONITORING AIM: SP5 (b)	To ensure the delivery of housing in accordance with the strategy and to increase build rates over the plan period		
MONITORING INDICATOR:	MONITORING TARGET:		
	Outcome by End of 2016	Outcome by End of Plan (2021)	
Percentage of housing developments delivered in hub areas in accordance with the Plan's phasing	Ebbw Vale – 55%	Ebbw Vale – 60%	
	Tredegar – 25%	Tredegar – 20%	
	Upper Ebbw Fach – 10%	Upper Ebbw Fach – 15%	
	Lower Ebbw Fach – 10%	Lower Ebbw Fach – 5%	
Percentage of housing developments delivered in hub areas in accordance with the Plan's phasing			
Area	Number of Houses Delivered from April 2006 to April 2015	Percentage	Expected Outcome by 2016
Ebbw Vale	345	37%	55%
Tredegar	295	31%	25%
Upper Ebbw Fach	203	22%	10%
Lower Ebbw Fach	94	10%	10%
Total	937		
<p>It is clear that Ebbw Vale is currently underperforming against the expected outcome for 2016. This is unlikely to improve significantly by 2016 as the two large mixed use sites of Ebbw Vale North (MU1) and 'The Works' (MU2) are unlikely to deliver completions by next year.</p> <p>Planning permission for 250 homes on part of the Ebbw Vale North site (Former Rhyd y Blew Reservoir) has been granted subject to the signing of a S106 agreement and the Council is working in partnership with RSL's to bring another part of this site forward (former school site) - a planning application for this is imminent. A Development Brief has been prepared for a site at 'The Works' with a view to releasing the site to the market this year.</p> <p>In terms of the percentage of housing developments delivered in the Ebbw Vale hub area and the outcome requirements for 55% by 2016 the Plan, at 37%, is below the target.</p> <p>In terms of the percentage of housing developments delivered in the Tredegar hub area and the outcome requirements for 25% by 2016 the Plan, at 31%, is above the target.</p> <p>In terms of the percentage of housing developments delivered in the Upper Ebbw Fach hub area and the outcome requirements for 10% by 2016 the Plan, at 22%, is above the target.</p> <p>In terms of the percentage of housing developments delivered in the Lower Ebbw Fach hub area and the outcome requirements for 10% by 2016 the Plan, at 10%, is on target.</p> <p>The monitoring aim to ensure the delivery of housing in accordance with the strategy and to increase build rates over the plan period is not currently being achieved but the situation can be ameliorated without immediate intervention or sufficiently progressed not to require direct intervention.</p>			
PERFORMANCE:			

Monitoring Table: SP6

POLICY SP6	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Ensuring Accessibility	4	DM1 T1, T2, T3, T4, T5 & T6
MONITORING AIM:	To ensure improved connectivity within Blaenau Gwent and with the wider area	
MONITORING INDICATOR :	MONITORING TARGET:	
	Outcome by End of 2016	Outcome by End of Plan (2021)
Number of highway and public transport schemes implemented	Transport projects 13 projects delivered	Transport projects 26 projects delivered
ANALYSIS OF RESULTS:		
Policy SP6 is aimed at ensuring accessibility, the monitoring aim is to ensure that connectivity within Blaenau Gwent is improved. This is to be measured through the delivery of schemes identified in the Plan.		
Number of highway and public transport schemes implemented		
Highway and public transport schemes implemented		
Cycle Routes		
T1.1*	HoV Route linking 9 Arches Tredegar to Brynmawr	
T1.3	HoV to Ebbw Vale and Cwm	
T1.8	Brynmawr to Blaenavon	
T1.9	Extension to Ebbw Fach Trail from Abertillery to Aberbeeg and completion of missing section through Blaina	
Rail Network and Station Improvements		
T2.1*	Extension of rail link from Ebbw Vale Parkway to Ebbw Vale Town	
T2.2*	Provision of new station and bus interchange at Ebbw Vale	
Improvement to Bus Services		
T4.2	Bus Interchange improvement at Brynmawr	
T4.3*	Bus interchange improvement at Ebbw Vale	
New Roads to Facilitate Development		
T5.1	Construction of the Peripheral Distributor Road through 'The Works'	
T5.2	Online improvements between the Peripheral Distributor Road and the A465	
*denotes schemes completed this year		
The following schemes are under construction or expected to be delivered this year:		
Cycle Routes		
T1.4	Cwm to Aberbeeg	
Regeneration Led Highway Schemes		
T6.1	Dualling of the Heads of the Valleys Road	
A further 4 schemes have been completed this year bringing the total number of schemes completed to date to ten. As there are 2 schemes nearing completion the Plan is on target to meet its outcome of 13 projects by 2016.		
In terms of the number of transport schemes implemented and the outcome for 13 by 2016 the Plan, with 10 completed and a further 2 nearing completion, is on target.		
The monitoring aim to ensure improved connectivity within Blaenau Gwent and with the wider		

area is being met.

PERFORMANCE:



Monitoring Table: SP7 (a)

POLICY SP7	RELEVANT OBJECTIVES:	RELEVANT POLICIES:															
Climate Change	6	DM1, DM2 & DM4															
MONITORING AIM: SP7 (a)	To ensure that more of the County Borough's electricity and heat requirements are generated by renewable and low zero carbon energy																
MONITORING INDICATOR:	MONITORING TARGET:																
Progress on the adoption of an Energy Opportunities Plan	Outcome by End of 2016	Outcome by End of Plan (2021)															
	The Energy Opportunities Plan will be adopted by the Council																
The capacity of renewable energy developments installed per annum	ANNUAL MONITORING TARGET:																
	All major applications provide evidence of consideration to the generation of renewable energy																
ANALYSIS OF RESULTS:																	
<p>Policy SP7 seeks to address the causes of climate change. As part of this, the Policy aims to ensure that more of the County Borough's electricity and heat requirements are generated by renewable and low zero carbon energy.</p> <p>Energy Opportunities Plan</p> <p>In 2013-2014, the Council was awarded funding through the Department of Energy and Climate Change to carry out heat mapping, masterplanning and feasibility of heat networks in Blaenau Gwent. Since then, (2014-2015) a consultant, Sustainable Energy, has been appointed to carry out a heat mapping/modelling and master planning exercise, initially on four sites, but with scope to identify whether there is any other further potential sites. Sustainable Energy is currently carrying out a business case assessment looking at scheme, network and operational costs plus fuel types. They are also undertaking a sensitivity analysis around fuel values, generation efficiency, RHIs and capital costs etc.</p> <p>Last year it was also reported that the Council were looking at opportunities for the installation of Solar Photovoltaic panels on corporately owned buildings. Initial desktop research has been undertaken and the Council is currently soft testing the market for solar installation solutions for a corporately owned building, namely, the Central Depot in Brynmawr as a pilot project.</p> <p>It remains the intention that further potential renewable energy opportunities including wind and hydro power will be explored although currently no projects are being progressed.</p> <p>In terms of progress on the adoption of the Energy Opportunities Plan and the outcome requirement for adoption by 2016 the Plan is on target.</p> <p>The capacity of renewable energy developments installed per annum</p> <table border="1"> <thead> <tr> <th>Scheme</th> <th>Location</th> <th>Capacity</th> </tr> </thead> <tbody> <tr> <td colspan="3">2013-2014</td> </tr> <tr> <td>Wind Turbine</td> <td>Unit 15 Rassau Industrial Estate</td> <td>0.75 MW</td> </tr> <tr> <td>Wind Turbine</td> <td>Penrhiwgwaith Farm, Hollybush</td> <td>0.5 MW</td> </tr> <tr> <td colspan="3">2014 - 2015</td> </tr> </tbody> </table>			Scheme	Location	Capacity	2013-2014			Wind Turbine	Unit 15 Rassau Industrial Estate	0.75 MW	Wind Turbine	Penrhiwgwaith Farm, Hollybush	0.5 MW	2014 - 2015		
Scheme	Location	Capacity															
2013-2014																	
Wind Turbine	Unit 15 Rassau Industrial Estate	0.75 MW															
Wind Turbine	Penrhiwgwaith Farm, Hollybush	0.5 MW															
2014 - 2015																	

Wind Turbine	Unit 29 Tafarnaubach Industrial Estate	0.5 MW
Total (2013-2015)		1.75 MW

Capacity of low carbon energy developments installed per annum

Scheme	Location	Capacity
2013-2014		
Combined heat and power	The Works Energy Centre	0.39 MW
2014-2015		
Biomass Boiler	The Works Energy Centre	2.4 MW
Total (2013-2015)		2.79 MW

2.9 MW of renewable / low carbon energy has been installed in 2014-2015.

All major applications provide evidence of consideration to the generation of renewable energy

Policy DM4 defines major applications as 100 or more flats or homes and/or provision of 1,000 sq m and over of floorspace. In 2014-2015, four major schemes have been approved. Firstly, a 1,780 sq. m primary care resource centre on land adjacent to Blaen y Cwm School in Brynmawr. The renewable energy generation for the scheme will be delivered through 120 sq m of photovoltaic panels; an air source heat pump; plus an efficient gas boiler. Overall, the scheme will achieve BREEAM healthcare 'Very Good' with 'Excellent' for Energy.

Secondly, a 2,118 sq m factory extension to provide additional warehousing facilities at Zorba Delicacies on Rassau Industrial Estate. Due to the nature of the development, no renewable energy generation has been incorporated into the scheme.

Thirdly, outline planning permission has been granted on land to the south east of Lime Avenue on The Works site for 48,675 sq m of B1 employment use. The outline planning application gives brief consideration to sustainability, it is expected that at the reserved matters stage the issue of renewable energy generation will be addressed in more detail, therefore this will be reported in future AMRs.

Fourthly, outline planning permission has been granted for 250 houses, together with associated works on the former Rhyd y Blew Reservoir site, Beaufort Road, Ebbw Vale (Policy MU2). Due to issues around viability and costly water infrastructure requirements there was no viability in the scheme for renewables. Notwithstanding this it may still be possible to incorporate them if viability changes due to the S106 that has been put in place.

In terms of the requirement for all major applications to provide evidence of consideration to the generation of renewable energy the Plan, with all 4 applications considering, generation of renewable energy, is on target.

The monitoring aim to ensure that more of the County Borough's electricity and heat requirements are generated by renewable and low zero carbon energy is being met.

PERFORMANCE:

Monitoring Table: SP7 (b)

POLICY SP7	RELEVANT OBJECTIVES:	RELEVANT POLICIES:												
Climate Change	6	DM1, DM2 & DM												
MONITORING AIM: SP7 (b)	To ensure the efficient use of land													
MONITORING INDICATOR:	ANNUAL MONITORING TARGET:													
Average density of housing development permitted on allocated sites	100% of mixed use sites to deliver 35 units and over per hectare													
Amount of development including housing, permitted on allocated sites in the development plan as a % of development plan allocations and as a % of total development permitted (ha and units)	70% of all development to be on allocated sites													
Amount of new development permitted on previously developed land (brownfield redevelopment and conversions) expressed as a percentage of all development permitted	80% of new development to be on brownfield land													
MONITORING INDICATOR:	MONITORING TARGET:													
	Outcome by End of 2016	Outcome by End of Plan (2021)												
The number of land reclamation schemes completed per annum	Land Reclamation Schemes – 2 delivered	Land Reclamation Schemes – 2 delivered												
ANALYSIS OF RESULTS:														
<p>The aim of this policy is to ensure the efficient use of land, this is being monitored through ensuring that the average density set in the Plan is being achieved particularly on the large mixed-use sites. Also ensuring that development is taking place on allocated land and brownfield land.</p> <p><u>Average Density of Housing Development permitted on allocated sites</u></p> <table border="1"> <thead> <tr> <th>Year</th> <th>Average Density</th> </tr> </thead> <tbody> <tr> <td>2013-2014</td> <td>31.07</td> </tr> <tr> <td>2014-2015</td> <td>47</td> </tr> </tbody> </table> <p>In terms of the average density of housing development permitted on allocated sites the average density this year is 47 which is above the 35 Plan average.</p> <p><u>100% of Mixed-use sites to deliver 35 units and over</u></p> <table border="1"> <thead> <tr> <th>Year</th> <th>Average Density</th> </tr> </thead> <tbody> <tr> <td>2013-2014</td> <td>N/A</td> </tr> <tr> <td>2014-2015</td> <td>42</td> </tr> </tbody> </table>			Year	Average Density	2013-2014	31.07	2014-2015	47	Year	Average Density	2013-2014	N/A	2014-2015	42
Year	Average Density													
2013-2014	31.07													
2014-2015	47													
Year	Average Density													
2013-2014	N/A													
2014-2015	42													

In terms of the average density of housing development permitted on allocated sites and the requirement for 100% of mixed-use schemes to be over 35 the Plan, with one permission over 35 is 100% compliant, and therefore on target.

Development on Allocated Sites

Percentage of allocated sites with permission

Year	Size (Ha) of development permitted on allocated land	% of all allocated land (379.75 ha)
2006-2013	139.091	36.6%
2013-2014	1.13	0.2%
2014-2015	21.48	5.6%
Total to date	161.70	43%

(Note: Some allocations already had permission prior to 2006)

Permissions have been granted for 43% of developments on allocated land although we are now 60% of the way through the Plan period. However, it was always recognised that build rates for housing would need to increase through the latter stages of the Plan. The figure of 21.48 is a big improvement from last year and in terms of what is required per year is not far from the 6.6% figure.

In terms of the percentage of allocated sites with permission the figure for 2014-2015 is 5.6 and the total to date is 43%.

Development permitted on allocated sites as a percentage of total development permitted

Year	Size (Ha) on allocated land	Size (Ha) of Total Development permitted	% of allocated as a % of total development permitted
2006-2013	139.091	177.461	78%
2013-2014	1.13	241.42	0.4%
2014-2015	21.47	26.52	81%
Total to date	161.691	445.401	36%

This year 81% of all developments were on allocated sites, which is a significant improvement from last year and more in line with what was achieved between 2006 and 2013.

In terms of the percentage of development permitted on allocated sites as a percentage of total development permitted and the requirement for 70%, the Plan, with a figure of 81% for 2014-2015, is on target this year.

New Development on Brownfield land

Year	Size (Ha) on brownfield	Size (Ha) of Total Development permitted	% on brownfield land
2006-2013	136.341	177.461	76.8%
2013-2014	5.42	241.42	2.2%
2014-2015	22.41	26.52	84%

This year 84% of new development permitted is on brownfield land and is a marked improvement

from last year.

In terms of the amount of new development permitted on previously developed land (brownfield redevelopment and conversions) expressed as a percentage of all development permitted and the requirement for 80%, the Plan with a figure of 84%, is on target.

Land Reclamation Schemes

The LDP identifies four land reclamation schemes; two of which are to be delivered in the second phase of the plan by 2016; and two in the third phase of the plan by 2021. There is no progress to report in terms of their delivery. The Plan is therefore unlikely to meet the 2016 outcome. There is no WG or capital funding available to deliver these schemes and this policy allocation will need to be reviewed through the full review of the Plan.

In terms of the number of land reclamation schemes completed per annum and the outcome for 2 schemes to be completed by 2016 the Plan, having completed none, is behind target.

The monitoring aim to ensure the efficient use of land is being met.

PERFORMANCE:	
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Monitoring Table: SP7 (c)

POLICY SP7	RELEVANT OBJECTIVES:	RELEVANT POLICIES:										
Climate Change	6	DM1, DM2 & DM4										
MONITORING AIM: SP7(c)	To avoid development in areas at high risk of flooding											
MONITORING INDICATOR:	ANNUAL MONITORING TARGET:											
Amount of development (by TAN15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests	No permissions for highly vulnerable or emergency services development within flood zone C2											
	100% of developments permitted in flood zone C1 to meet the justification test of TAN 15 and to have shown that the consequences of flooding can be managed to an acceptable level											
ANALYSIS OF RESULTS:												
<p>Policy SP7 seeks to address climate change and part of this involves ensuring that new developments adapt to climate change. As part of this the policy aims to ensure that new development is directed away from areas which are at risk of flooding.</p> <p><u>Amount of development (by TAN15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests</u> The monitoring indicator is the amount of development permitted in C1 and C2 areas not meeting TAN15 tests.</p> <table border="1"> <thead> <tr> <th>Year</th> <th>No. of Developments</th> </tr> </thead> <tbody> <tr> <td>Nov 2012 -31st March 2013</td> <td>2</td> </tr> <tr> <td>2013 – 2014</td> <td>1</td> </tr> <tr> <td>2014 - 2015</td> <td>1</td> </tr> <tr> <td>Total</td> <td>4</td> </tr> </tbody> </table> <p>In 2014-2015, one development was permitted in C1 and C2 floodplain not meeting all TAN 15 tests.</p> <p>In terms of the amount of development permitted in C1 and C2 flood plain areas not meeting all TAN 15 tests the figure for 2014-2015 is 1.</p> <p><u>No permissions for highly vulnerable or emergency services development within flood zone C2</u> The annual monitoring target is for no permissions for highly vulnerable or emergency services development within flood zone C2. The one permission above was for an individual infill plot for residential development (highly vulnerable development) in a C2 area, which NRW had no objection to.</p> <p>In terms of the requirement for no permissions for highly vulnerable or emergency services development within flood zone C2, as the Plan permitted 1, a trigger point has been breached.</p> <p><u>100% of developments permitted in flood zone C1 to meet the justification test of TAN 15 and to have shown that the consequences of flooding can be managed to an acceptable level</u> The second part of the annual monitoring target is for 100% of development permitted in flood zone C1 to meet the justification test of TAN 15. No developments were permitted in flood zone C1 therefore this target has been met.</p>			Year	No. of Developments	Nov 2012 -31 st March 2013	2	2013 – 2014	1	2014 - 2015	1	Total	4
Year	No. of Developments											
Nov 2012 -31 st March 2013	2											
2013 – 2014	1											
2014 - 2015	1											
Total	4											

In terms of 100% of developments permitted in flood zone C1 to meet the justification test of TAN 15 and to have shown that the consequences of flooding can be managed to an acceptable level the Plan is on target.

The monitoring aim to avoid development in areas at high risk of flooding is not currently being achieved but the situation can be ameliorated without immediate intervention or sufficiently progressed not to require direct intervention.

PERFORMANCE:

Monitoring Table: SP8 (a)

POLICY SP8	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Sustainable Economic Growth	8 & 9	DM1, DM2, DM3 & DM10 MU1, MU2, EMP1, EMP2, ED2 & TM1
MONITORING AIM: SP8(a)	To ensure sufficient employment land is provided to increase employment activity	
MONITORING INDICATOR:	MONITORING TARGET:	
	Outcome by End of 2016	Outcome by End of Plan (2021)
Net Employment Land	Employment land – 23.8 ha delivered	Employment land – 26.2 ha delivered
Employment rate for Blaenau Gwent	Increase employment rate from 59.2% (2009) to 66.05% (2016) tracked against Merthyr Tydfil	Increase employment rate from 59.2% (2009) to 72.9% (2021) tracked Merthyr Tydfil
Percentage of economic activity wanting a job	Reduce percentage of economic inactive wanting a job from 25.2% (2009) to 23.95% (2016) tracked against Merthyr Tydfil	Reduce percentage of economic inactive wanting a job from 25.2% (2009) to 22.7% (2021) tracked against Merthyr Tydfil
ANALYSIS OF RESULTS:		
<p>To meet economic and employment development needs and ensure that Blaenau Gwent achieves its economic potential, Policy SP8 allocates 50 hectares of land for employment use. The monitoring targets set to measure success are the development of employment land, employment and economic inactivity levels.</p> <p>Employment Land</p> <p>Allocated Employment Land</p> <p>By the end of 2016, it was expected that 23.8 ha of employment land would be delivered. None of these employment allocations were delivered during the period 2014-2015. Although outline planning permission has been granted on 4.8 ha of land, to the south east of Lime Avenue within The Works (Policy MU1) allocation for B1 employment use and 0.4 ha on land at Waun y pound (Policy EMP1.6).</p> <p>The development of the Rhyd y Blew site remains a key strategic priority for Welsh Government. The engineering and access infrastructure works have been completed with sewerage connection work being progressed. The site is being prepared for development as there is interest in the site.</p> <p>Non-Allocated Employment Land</p> <p>In addition to the allocated sites, the Council monitors annually the existing 21 employment areas across the County Borough, which consist of approximately 248 primarily B1, B2 and B8 employment units. As well as ensuring the ability of new sites to come forward, the LDP also plays a key role in protecting and managing these sites.</p> <p>Between 2006 and 2014, 28,846.5 sq m of land for employment use, in the form of extensions and new industrial units has been approved and constructed within existing employment areas. Planning permission for a further 100,000.27 sq m of employment related land use development was approved but not started in this period. Since last year, of the 100,000.27, 3,189 sq m has been</p>		

constructed. The planning permission at Bryn Serth, which takes up the majority of the above figure has now lapsed.

In terms of 2014 and 2015, 4,264 sq m of land for B1, B2 and B8 employment use has been permitted in the form of extensions and new industrial units on the employment areas. Of the 4,264 sq m permitted, 2,118 sq m is under construction.

In terms of net employment land delivered and the outcome requirement for 23.8ha by 2016, the Plan with no employment delivered on allocated sites is behind target.

Employment Rate

All People – Economically Active – In Employment

Year	Blaenau Gwent	Merthyr Tydfil	Wales
2008 - 2009	59.2%	65.0%	67.2%
2009 - 2010	58.4%	64.3%	66.7%
2010 - 2011	58.1%	62.6%	66.2%
2011 - 2012	58.7%	61.6%	67.0%
2012 - 2013	59.1%	63.8%	67.7%
2013 - 2014	63.9%	66.0%	69.5%

Source: Nomis

The monitoring outcome to increase the employment rate from 59.2% (2009) to 66.05% (2016) is moving in a positive direction as it now stands at 63.9% and could rise to 66.05% if this years increase can be replicated next year.

Tracked against another area of similar characteristics to Blaenau Gwent, namely Merthyr Tydfil, the rate of change is significantly better for Blaenau Gwent. Blaenau Gwent's employment rate has increased by 4.8% between 2008 and 2014, whilst Merthyr Tydfil's has increased at a much slower rate of 1% over the same period of time.

Although the Merthyr Tydfil's employment rate remains higher than that of Blaenau Gwent's, the difference in change between 2008 and 2014 is significantly greater for Blaenau Gwent.

In terms of the monitoring target to increase the employment rate from 59.2% and the outcome requirement of 66.05% by 2016 the Plan, at 63.9%, is on target.

Economically Inactive – Wants a Job

Year	Blaenau Gwent	Merthyr Tydfil	Wales
2008 - 2009	25.2%	31.4%	22.7%
2009 - 2010	32.9%	33.0%	24.2%
2010 - 2011	27.6%	30.0%	24.6%
2011 - 2012	29.3%	27.0%	22.8%
2012 - 2013	34.9%	35.1%	24.7%
2013 - 2014	34.0%	29.1%	25.4%

Source: Nomis

The monitoring outcome to reduce the percentage of economically inactive wanting a job from 25.2% to 23.95% has not been achieved. The number of people economically inactive who wants a job has decreased slightly from 34.9% in 2012-2013 to 34.0% in 2013-2014.

In comparison with Wales, the difference has decreased from 10.2% in 2012-2013 to 8.6% in 2013-2014, albeit Blaenau Gwent's rate remains significantly higher than Wales.

In 2012-2013, Merthyr Tydfil had a higher economic inactivity rate (wants a job) than that of Blaenau Gwent. However, this has now reversed, Merthyr Tydfil has witnessed a decrease of 6%, which means the rate is 29.1%. Although Blaenau Gwent has also seen a decrease it is at a reduced rate of 0.9%.

In terms of the percentage of economic activity - wanting a job and the outcome requirement of reducing this from 25.2% to 23.95% by 2016 the Plan at 34% is behind target.

The monitoring aim to ensure sufficient employment land is provided to increase employment activity is not being achieved at the anticipated levels and it is unlikely that this will be addressed without specific intervention.

PERFORMANCE:

ACTION:

The influence of the current economic situation has undoubtedly had an impact on the delivery of employment in Blaenau Gwent. These are issues outside of the control of the Council. Whilst it is accepted that the delivery of new employment land will be challenging, the Council is confident that as the economy recovers and opportunities to secure employment related investment will increase, it will have both readily available allocated sites and suitable existing accommodation to meet this need. The ability of the LDP to directly affect the number of net additional jobs delivered is limited. However, it is considered that the delivery of employment floor space provision will improve the number of jobs created throughout the County Borough.

There are actions the Council and others are taking to assist in delivering employment land:

- The designation of an Enterprise Zone will assist with the transformation of the local economy in Blaenau Gwent and attract major inward investment focussing on the manufacturing sector. The marketing that is taking place, the funding and other benefits should prove attractive to prospective inward investors.
- The Council's Regeneration, Planning and Estates departments are working collaboratively to monitor the situation in terms of land take up and the uses operating on the industrial sites. The Council are currently conducting a Business Survey with existing businesses on the industrial estates in order to ensure that the Council can identify any business needs and growth plans, and therefore tailor its approach to accommodate for any requirements.

Monitoring Table: SP8 (b)

POLICY SP8	RELEVANT OBJECTIVES:	RELEVANT POLICIES:			
Sustainable Economic Growth	8 & 9	DM1, DM2, DM3 & DM10			
MONITORING AIM: SP8(b)	To ensure the diversification of the economic base				
MONITORING INDICATOR :	ANNUAL MONITORING TARGET:				
Official labour market statistics for Blaenau Gwent identifying the number of employees in different sectors.	Maintain the number of employee jobs in manufacturing at 5,300 (2008) tracked against the HoV average				
	Increase the number of employee jobs in construction industry from 800 (Blaenau Gwent, 2008) to 1,000 (Wales, 2008) tracked against the HoV average				
	Increase the number of employee jobs in the service industry from 12,700 (Blaenau Gwent, 2008) to 13,797 tracked against the HoV average				
MONITORING INDICATOR:	MONITORING TARGET:				
	Outcome by End of 2016	Outcome by End of Plan (2021)			
Delivery of learning infrastructure	Completion of the Learning Zone	Completion of the new primary school on the Six Bells Colliery Site			
Delivery of health infrastructure		Completion of primary care resource centres			
ANALYSIS OF RESULTS:					
Employment Diversification					
Part of delivering opportunities for sustainable economic growth is through the diversification of the economy.					
The Number of Employee Jobs in Blaenau Gwent					
Sector	2008	2009	2012	2013	Change (2008 – 2013)
Manufacturing	5,300	4,000	4,200	4,400	-900
Construction	800	900	1,000	900	+100
Services	12,700	13,100	14,100	13,000	+300
Source: Office for National Statistics					
The Change in Employee Jobs in Blaenau Gwent between 2009-2012					
Sector	No. Change 2009-2013		% Change 2009-2013		
Manufacturing	+400		+10%		
Construction	0		0%		
Services	-100		-0.76%		
The Number of Employee Jobs in Merthyr Tydfil					
Sector	2009	2012	2013	Change (2009-2013)	
Manufacturing	3,100	2,700	2,800	-300	
Construction	600	600	600	0	
Services	18,200	18,100	17,800	-400	
Source: Office for National Statistics					
The Change in Employee Jobs in Merthyr Tydfil between 2009-2013					

Sector	No. Change 2009-2013	% Change 2009-2013
Manufacturing	-300	-9.6%
Construction	0	0%
Services	-400	-2.2%

Manufacturing

The number of employee jobs in manufacturing has fallen from a base level of 5,300 in 2008 to 4,400 in 2013 meaning a loss of 900 employee jobs during this time period. The sharpest decrease was between 2008 and 2009 with a loss of 1,300 jobs. However during 2009-2013, there has been an increase in this sector of 400 jobs. During the same time period, Merthyr Tydfil has witnessed a loss of 300 jobs in this sector.

The annual monitoring target to maintain the number of employee jobs in manufacturing has not been met, with an overall loss of 900 between 2008 and 2013. When comparing 2009-2013 figures against Merthyr Tydfil, Blaenau Gwent has fared well with a 10% increase rather than a 9.6% decrease in Merthyr Tydfil.

In terms of maintaining the number of employee jobs in manufacturing at 5,300, at 900 below this figure, the Plan is behind target.

Construction Industry

Since 2008, the construction industry has seen a slight increase in the number of people employed in this sector. In 2008, 800 people were employed in the construction sector, in 2012 this figure had risen to 1,000, however in 2013, there has been a slight decrease of 100 employee jobs, taking the latest count to 900 employee jobs. In comparison to Blaenau Gwent, Merthyr Tydfil has seen no change in this sector.

The annual monitoring target is to increase the number employed in the construction sector from 800 to 1,000 by the end of the plan period. This was achieved in 2012. However, in 2013 there has been a decrease of 100 employee jobs, this could be attributed to the completion of a number of key projects on The Works site which employed local people. Although there is a decrease on last year's figure, the figure remains higher than that in 2008, therefore an improvement has been made.

In terms of maintaining the number of employee jobs in construction and the target to increase the number from 800 to 1,000, at 900 jobs, the Plan is on target.

Service Industry

In 2008, the number of people employed in the service industry was 12,700. In 2013, the number was 13,000, an increase of 300. However in 2012, there were 14,100 employed in this sector achieving the 13,797 target by the end of the plan period.

The annual monitoring target is to increase the number employed in the service sector to 13,797. At 2013, the figure is less than the target although higher than the base level of 2008. Within the period of 2009-2013, Blaenau Gwent has witnessed a 1% decline whereas Merthyr has seen a decline of 2.2% in this sector.

In terms of maintaining the number of employee jobs in the service industry and the target to increase the number from 12,700 to 13,797, at 13,000 jobs, the Plan is behind target.

Learning and Health Infrastructure

Another element of Policy SP8 is maximising the potential of the health and social sector and the promotion of learning and skills. This is to be measured through the delivery of schemes identified in the Plan.

Learning Infrastructure

As reported in the 2013-2014 LDP Annual Monitoring Report, the Learning Zone; Ebbw Fawr 3-16 Learning Community; and Pen y Cwm special educational needs school were all completed and operational on The Works site, Ebbw Vale (Policy MU1) in September 2012. The Welsh medium primary school Ysgol Gymraeg Brynmawr opened in September 2009.

In February and March 2015, formal consultation was undertaken on the 3-16 Learning Community in Abertillery. The Education Recovery Board has approved the Council’s plans to establish the Learning Community in Abertillery. The Learning Community will be created using existing school sites at Abertillery Comprehensive, Abertillery Primary, Roseheyworth Primary, Bryngwyn Primary and Queen Street Primary. Pupils from Queen Street and Bryngwyn will move to a new community primary school building on the former Six Bells Colliery site by September 2017.

In terms of delivery of learning infrastructure and the outcome requirement for the completion of the learning zone by 2016 the Plan is on target.

Health Infrastructure

In November 2014, full planning permission was granted for a primary care resource centre on land adjacent to Blaen y Cwm School in Brynmawr. The new facility is a 2 storey building totalling 1,780 sq m and comprises the relocation of 2 existing local GP surgeries; a health clinic; community dental services along with additional clinical and admin space to allow further expansion of services to be delivered. No development has commenced on site to date.

Schemes for Ebbw Vale and Tredegar form part of the Aneurin Bevan Health Board’s medium term plans and if successful in securing funding could be operational by 2019.

In terms of delivery of health infrastructure the Plan is on target for completion by 2021.

The monitoring aim to ensure the diversification of the economic base is not currently being achieved but the situation can be ameliorated without immediate intervention or sufficiently progressed not to require direct intervention.

PERFORMANCE:

Monitoring Table: SP9

POLICY SP9	RELEVANT OBJECTIVES:	RELEVANT POLICIES:	
Active and Healthy Communities	11 & 12	DM3, DM11, DM12, DM13, DM14, DM15 & DM16 MU1, MU2, CF1, TM1 & L1	
MONITORING AIM:	To increase opportunities for people to participate in active and healthy communities		
MONITORING INDICATOR:	ANNUAL MONITORING TARGET:		
Amount of greenfield and open space lost to development (ha) which is not allocated in the Plan	No net loss of greenfield land and open space to development which is not allocated in the Plan		
Hectares of recreational open space per1000 population (FIT standard)	Working towards FIT standards of 2.4 hectares of recreational open space per 1000 projected population (current standard 1.11 ha)		
	Outcome by End of 2016	Outcome by End of Plan (2021)	
Number of tourism/leisure facilities completed per annum	Completion of 5 tourism/leisure facilities projects	Completion of 1 tourism / leisure projects and community cycle routes	
Number of people with access to natural greenspace within 400m of their home as a percentage of all people	Increase the number of people with access to natural greenspace within 400m of their home from the current level of 65% (2007) to 77% (2016)	Increase the number of people with access to natural greenspace within 400m of their home from the current level of 65% (2007) to 80% (2021)	
ANALYSIS OF RESULTS:			
Loss of greenfield and open space to development not allocated in the Plan			
One planning application was permitted during 2014 – 2015, which has resulted in a loss of 0.8ha of greenfield and open space area. The application site is an open dis-used area of scrub land located off Blaenavon Road, Brynmawr. The site forms part of a wider area of land that is designated a Site of Importance for Nature Conservation (SINC ENV3.80).			
Area Lost to development			
Planning App No.	Proposal	Location	Area Lost
C/2014/0210	Proposed new Primary Care Resource Centre with ancillary pharmacy and associated car parking	Land adjacent to Blaen Y Cwm Primary School Blaenavon Road Brynmawr	0.8ha
Total			0.8ha
Area Gained			
Planning App No.	Proposal	Location	Area Gained
C/2014/0054	Proposed community play area to include open play space, community area, soft play area,	Bevan Avenue, Ashvale, Tredegar	0.04

	a mounded area and an orchard with car parking on a former site of derelict housing		
C/2014/0262	Creation of public amenity area on former disused land	Corner of Tillery Street and Division Street, Tillery Square, Abertillery	0.01
Total			0.05 ha

The monitoring target of no net loss has been breached. However at an overall loss of 0.75 ha, this is considered to be insignificant particularly in comparison to the loss of 236 ha last year.

In terms of the amount of greenfield land and open space lost to development (ha) which is not allocated in the Plan and the requirement for no net loss the Plan has not been met, however the trigger has not been breached this year.

FIT Standards

The 2009 standard of 1.11 ha per 1,000 population has decreased to 1.02 ha per 1,000 population this year.

This has been due to the loss of two privately owned playing fields and part of an informal play area.

Outdoor Space Lost

Location	Type	Description	Area
Maes-y-Cynew	Playing Field	Privately owned - turned back to farming land	1.17ha
Ashvale	Playing Field	Privately owned - no longer in use	0.76ha
East Pentwyn Blaina	Informal play area	Planning permission changed the use of part of this area for garden land	0.025ha
Total			1.95 ha

Outdoor Space Gained

Location	Type	Description	Area
St James Way	Formal Play Area	Ball court	0.05ha
Tyllwyn	Formal Play Area	Ball Court	0.06ha
Total			0.11 ha

FIT Standard

Year	FIT Standard
2012	1.11
2014	1.05
2015	1.02

Rather than working towards the FIT standard we are falling behind further. Most of this loss is as a result of two privately owned pitches being no longer in use. This is outside the control of the Council. The loss has breached a trigger point.

In terms of the working towards the FIT standard of 2.4 hectares of recreational open space per 1000 projected population, as this has decreased, the Plan has broken a trigger point.

Tourism and Leisure developments completed

Planning permission has been granted on land at Bryn Serth for mixed use development including the provision of a hotel. No development has commenced on site. The land is currently for sale and is being actively marketed.

There is no further progress on the remainder of the leisure hub on the Ebbw Vale Northern Corridor site (Policy MU1).

Tourism Schemes Completed

It was reported last year, that 2 tourism and leisure allocations have been completed and that a further 2 were partially completed and/or under construction. No further projects have been completed although further work has been undertaken on the Eastern Valley Slopes as set out in Appendix 1.

Schemes Completed

Policy	Proposal
TM1.4	Bedwellty House and Park
MU2	The Works – Ebbw Vale Leisure Centre

Update on Schemes Under Construction and/or Partially Completed since last year

Policy	Proposal
TM1.1	Eastern Valley Slopes
TM1.2	Garden Festival

Further information regarding proposals and planning permission for these sites are contained in Appendix 1 – Status of Allocations.

As well as allocations, planning permission has been granted for 4 holiday cottages at Abertysswg Road, Tredegar. No development has commenced on site to date.

A Destination Management Plan (DMP) has been produced which will replace the Tourism Action Framework and will sit alongside the Blaenau Gwent Tourism Strategy Framework. This document will outline practical steps to ensure a positive impact on tourism and identifies short, medium and long term actions which will enable plans/projects to be delivered.

In terms of the number of tourism / leisure facilities completed per annum and the outcome requirement for 5 schemes to be completed by 2016 the Plan is on target.

Access to Natural Greenspace

The basis for this information is an Exogesis report which was based on a study undertaken in 2007. However no further updates have been produced.

Notwithstanding this the following projects to improve access to open space/greenspace have been undertaken:

Roseheyworth LNR	Vegetation control has been undertaken along footpaths to give a 3m clearance. 8,500m ² of bracken control, 10,000m ² of bramble control, 3,600m ² of mature alder/oak and beech woodland and 3,000m ² of willow and birch woodland has been coppiced. Drainage improvements have been made to footpaths and 110m of footpath has been re-surfaced. 40 m of boardwalk has been constructed to pass over wetland and a number of way markers identifying public rights of way have been installed.
Parc Bryn Bach LNR	At Parc Bryn Bach LNR as part of a Welsh Government Tidy Towns project, vegetation control along 950m of footpaths was carried out consisting of spraying encroaching vegetation with herbicide and crown lifting of branches to give 3 metres clearance. 2,450m ² Scrub was also cleared and 500m ² of Bramble was treated. Trail markers with rubbing plaques for wildlife identification were installed and over 180m of footpaths were upgraded.

Other actions being taken to increase the number of people with access to open space / greenspace are:

Cycle Routes Completed

Policy	Location	Distance
T1.1	HoV Route linking 9 Arches Tredegar to Brynmawr	4,112.89 m
T1.3	HoV to Ebbw Vale and Cwm	3,385.77 m
T1.8	Brynmawr to Blaenavon	1,484.76 m
T1.9	Extension to Ebbw Fach Trail from Abertillery to Aberbeeg and completion of missing section through Blaina	2,929.7 3m
Total		11,913.15 m

A total of 4 cycle routes have been completed with a combined length of approximately 7.4 miles or 11,913.15 m (11.4km).

In terms of the number of people with access to natural greenspace within 400m of their home and the outcome requirement to increase this from 65% to 77% by 2016 it is not possible to comment.

The monitoring aim to increase opportunities for people to participate in active and healthy communities is not currently being achieved but the situation can be ameliorated without immediate intervention or sufficiently progressed not to require direct intervention.

PERFORMANCE:

Monitoring Table: SP10

POLICY SP10	RELEVANT OBJECTIVES:	RELEVANT POLICIES:	
Protection and Enhancement of the Natural Environment	13	DM1, DM14, DM15 & DM16 ENV1, ENV2 & ENV3	
MONITORING AIM:	To ensure the protection, preservation and enhancement of the natural environment		
MONITORING INDICATOR :	ANNUAL MONITORING TARGET:		
The amount of SSSI, lost to development per annum	No net loss of area of SSSI		
The amount of SINCs and LNRs lost to development per annum	No net loss of SINCs / LNRs lost to development without mitigation		
Number of developments which have an adverse effect on European sites	Where required, all sites to have a project HRA		
Provision of environmental enhancements	Major applications produce a net gain in biodiversity and / or enhancements to the green infrastructure network		
Percentage of water bodies of good status	No permissions granted where there is a known risk of deterioration in the status of water bodies		
	Permissions incorporate measures designed to improve water quality where appropriate		
Background air pollution	No decrease in air quality within the County Borough		
ANALYSIS OF RESULTS:			
Loss of SSSI There has been no net loss of SSSI as a result of development.			
In terms of the requirement for no net loss of SSSI to development the Plan is on target.			
Loss of SINCs / LNRs			
Year	Loss of LNR (ha)	Loss of SINC (ha)	
Nov 2012-March 2013	0	0	
2013-2014	0	1.23	
2014-2015	0	0.8	
There has been no net loss of LNR as a result of development.			
SINCs Lost to Development			
Permission	SINC	Total Area (SINC)	Developed Area
Land adjacent to Blaen Y Cwm Primary School Blaenavon Road Brynmawr	ENV3.80	1.4ha	0.8ha
There is a total of 446.6 ha of SINCs within Blaenau Gwent. As a result of a planning permission being granted within a SINC area boundary there has been a loss of 0.8ha or 0.1%. This represents a very small loss to development. As this SINC loss was mitigated the target of no net loss to development without mitigation has been met.			

In terms of the requirement for no net loss of SINCs / LNRs lost to development without mitigation the requirement has been met and the Plan is on target.

Development with an adverse impact on European Sites

One planning application was received which was considered to have a possible adverse effect on European Sites.

Year	Location	Description
2014 - 2015	Standing Reserve Power Plant and associated development at Rassau Industrial Estate	A screening of the project was undertaken by the Local Authority in consultation with NRW. This found the development would not be likely to have a significant environmental effect alone or in combination with other development on any protected sites.

No development was permitted that would have an adverse effect on European sites.

In terms of the number of development which have an adverse effect on European sites and the requirement for all sites to have a project level HRA, as no applications were considered to have a significant effect, the Plan is on target.

Provision of Environmental Enhancements

The LDP identifies major applications are those defined as 100 or more flats or homes and/or provision of 1,000 sq m and over of floorspace. There are 4 major applications for the current year.

Planning App No.	Location	Provision of Environmental Enhancements
C/2014/0074	Industrial Units on the Works Site	Yes
C/2014/0134	Factory Extension Rassau	No
C/2014/2010	Primary Care Resource Centre	Yes
C/2014/0170	Former Rhyd-y-Blew Reservoir, Beaufort Rd, Ebbw Vale	Yes

In terms of the provision of environmental enhancements and the requirement for major applications to produce a net gain in biodiversity and/or enhancements to the green infrastructure network the Plan failed to meet the requirement.

Percentage of water bodies of good status

Year	Percentage surface water (natural water bodies) of Good Ecological Status
2014 (2013 figures)	42%
2015 (2014 figures)	42.8%

In terms of the percentage of water bodies of good status the Plan is on target.

Granting of permissions where there is known risk of deterioration in the status of water bodies

There were no permissions granted for the current year where there is a known risk of deterioration in the status of water bodies.

In terms of the requirement for no permissions granted where there is a known risk of deterioration in status, with no permissions granted, the Plan is on target.

Permissions to incorporate measures designed to improve water quality where appropriate

There were no permissions for the current year where it was considered appropriate to incorporate measures to improve water quality.

In terms of permissions incorporating measures designed to improve water quality the Plan is on target.

Background air pollution

There has been no change in the air quality for Blaenau Gwent since last year. Blaenau Gwent CBC carries out air quality monitoring for nitrogen dioxide at 19 locations, this has recently been increased to 22 locations within the borough. The monitoring results from all of the sites are significantly below the air quality objective for nitrogen dioxide in the UK. As a result the Council has not declared any air quality management areas within Blaenau Gwent County Borough Council area.

In terms of the requirement for no decrease in air quality within the County Borough the Plan is on target.

The monitoring aim to ensure the protection, preservation and enhancement of the natural environment is being met.

PERFORMANCE:

Monitoring Table: SP11

POLICY SP11	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Protection and Enhancement of the Historic Environment	14	DM17 TM1
MONITORING AIM:	To ensure that listed buildings and archaeological sites are protected, preserved and where appropriate enhanced	
MONITORING INDICATOR :	MONITORING TARGET:	
Number of listed buildings and historic sites	No applications to result in the loss of listed buildings and historic sites	
Number of listed buildings or archaeological sites enhanced	All applications to preserve or enhance a listed building or archaeological site	
Number of listed or local buildings of historical value brought into use for tourism	Outcome by End of 2016	Outcome by End of Plan (2021)
	Prepare a list of locally listed buildings of historic value	Adopt as Supplementary Planning Guidance
ANALYSIS OF RESULTS:		
<p><u>Loss of Listed Buildings and Historic Sites</u> There has been no loss of listed buildings or historic sites this year.</p> <p>In terms of the number of listed buildings and historic sites and the requirement for no applications to result in a loss, the Plan, with no loss, is on target.</p> <p><u>Preservation and Enhancement of Listed Buildings and Archaeological Sites</u> There has been no planning applications received which has required the enhancement or preservation of listed buildings or archaeological sites for this year.</p> <p>In terms of the number of listed buildings or archaeological sites enhanced and the requirement for all applications to preserve or enhance, as there have been no applications impacting on sites, the Plan is on target.</p> <p><u>Number of listed or local buildings of historical value brought into use for tourism</u> No listed or local buildings of historical value have been brought into use for tourism.</p> <p>The number of listed or local buildings of historical vale brought into use for tourism is none in 2014-2015.</p> <p><u>List of Locally Listed Buildings of Historic Value</u> Blaenau Gwent currently has a draft list of listed buildings and sites of historic value but this list has not yet been approved. This is a priority SPG for next year.</p> <p>In terms of the number of listed buildings brought into use for tourism and the outcome requirement to prepare a list of locally listed buildings of historic value the Plan is on target.</p> <p>The monitoring aim to ensure that listed buildings and archaeological sites are protected, preserved and where appropriate enhanced is being met.</p>		
PERFORMANCE:		

Monitoring Table: SP12

POLICY SP12	RELEVANT OBJECTIVES:	RELEVANT POLICIES:						
Securing an Adequate Supply of Minerals	15	DM3, DM18 & DM19 M1, M2, M3 & M4						
MONITORING AIM:	To ensure a minimum 10-year land bank and provision of at least 3Mt of aggregates							
MONITORING INDICATOR:	ANNUAL MONITORING TARGET:							
Number of years land bank of permitted aggregate reserves	100% provision of a 10 year landbank (measured annually) through the plan period							
	Outcome by End of 2016	Outcome by End of Plan (2021)						
The extent of primary land-won aggregates permitted expressed as a percentage of the total capacity required, as identified in the Regional Technical Statement	Planning application received by 2016	Consent granted for at least 3Mt						
ANALYSIS OF RESULTS:								
Number of years land bank of permitted aggregate reserves								
The South Wales Regional Aggregates Working Party Annual Report for 2014 has not been published. It is therefore not possible to provide an update this year. However, as there was nearly 12 years land bank last year it is assumed that the Plan will have over 10 years supply this year.								
<table border="1"> <thead> <tr> <th>Year</th> <th>No. of years land bank of permitted reserves</th> </tr> </thead> <tbody> <tr> <td>2013</td> <td>11.8</td> </tr> <tr> <td>2014</td> <td>Not Available</td> </tr> </tbody> </table>			Year	No. of years land bank of permitted reserves	2013	11.8	2014	Not Available
Year	No. of years land bank of permitted reserves							
2013	11.8							
2014	Not Available							
<p>In terms of the number of year's land bank or permitted reserves and the requirement of 100% provision of a 10 year landbank the Plan is on target.</p> <p><u>The extent of primary land-won aggregates permitted expressed as a percentage of the total capacity required, as identified in the Regional Technical Statement</u></p> <p>The latest RTS for South Wales identifies that Blaenau Gwent needs 4.25 million tonnes from 2011 to 2036 and had 3 million tonnes consented at the base date. This equates to 71% of the total capacity required. As no further consents have been granted this remains the same.</p> <p>The Plan identifies three preferred areas for mineral extraction to accommodate the requirement for a further 1.25 million tonnes: Adjacent Trefil Quarry, Tredegar; Tir Pentwys Tip, Llanhilleth; and Land South East of Cwm, Ebbw Vale. In terms of the outcome for 2016 of an application being received, planning permission has been granted to investigative boreholes at Trefil Quarry and the promoters of the Land South East of Cwm are actively working on bringing the site forward but no planning application has been received or formal pre-application discussions held to date.</p> <p>In terms of the extent of primary land-won aggregates permitted as a percentage of the total capacity required the figure is 71%. In terms of the outcome requirement for a planning application to be received by 2016 the Plan is behind target.</p> <p>The monitoring aim to ensure a minimum 10-year land bank and provision of at least 3Mt of aggregates is currently being achieved.</p>								

PERFORMANCE:

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Monitoring Table: SP13

POLICY SP13	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Delivering Sustainable Waste Management	16	DM1, DM2, DM3 & DM20 W1
MONITORING AIM:	To ensure the delivery of sustainable waste management	
MONITORING INDICATOR:	Outcome by End of 2016	Outcome by End of Plan (2021)
Delivery of regional waste facilities	Residual project contract awarded	
	Organic projects contract awarded	
Amount of waste arising, and managed by management type	Meet Wise about Waste targets for reuse and recycling / composting for municipal waste to 58%	Meet Wise about Waste targets for re-use and recycling / composting for municipal waste to 64%
ANALYSIS OF RESULTS:		
<p>Policy SP13 is about the delivery of sustainable waste management in Blaenau Gwent. The outcomes being monitored are in relation to awarding contracts, completion of the regional waste facility and meeting recycling targets.</p> <p><u>Delivery of regional waste facilities</u></p> <p>The Residual Project</p> <p>Blaenau Gwent and Torfaen jointly procured an interim residual waste treatment and disposal contract. This contract is secured until 31st January 2016 with the option to extend for a further five years. The authorities have recently joined the Tomorrow's Valley residual waste procurement partnership consisting of neighbouring authorities Merthyr Tydfil County Borough Council and Rhondda Cynon Taff County Borough Council. It is intended that the Contract will commence at the end of our current contract core period and will be in place for 25 years with the option to extend for a further 5 years. The procurement is being supported by Welsh Government through the Wales Infrastructure Procurement Programme.</p> <p>In terms of the delivery of the regional waste facilities and the outcome requirement for the residual project contract to be awarded by 2016, as the contract has been awarded, the Plan is on target.</p> <p>The Organics Project</p> <p>The Heads of the Valleys Organics Project were informed last year by the bidders selected to take part in the Invitation to Submit Final Tenders (ISFT) of the procurement process that they no longer wished to proceed with offering solutions to the project. This resulted in the Project Team having to end the procurement and consider the options to commence a new procurement. Together with Welsh Government the authorities within the hub have been reviewing their options for a future procurement. It is intended that an updated Outline Business Case outlining the new approach will be submitted to the authorities and Welsh Government for approval late 2015. The procurement process is expected to last between 12 - 18 months so it is expected that a contract will be awarded sometime in 2017.</p> <p>In terms of the delivery of the regional waste facilities and the outcome requirement for the organics project contract to be awarded by 2016, as the contract is not expected to be awarded until 2017, the Plan is slightly behind target.</p>		

Amount of waste arising, and managed by management type

Our performance in relation to the recycling targets are as follows:

Towards Zero Waste Targets

Year	Towards Zero Waste Target	BG Performance
2012/13	52%	51.2%
2013/14		54.75%
2014/15		50%
2015/16	58%	

Last year saw a decrease in Blaenau Gwent's recycling performance which means we need to make significant changes to meet the 2015/2016 target of 58%. Significant changes are currently being implemented by the authority to ensure the 58% target can be met. The trigger point of -10% has not been broken.

In terms of the amount of waste arising and the outcome to meet the Wise about Waste targets for reuse and recycling/ composting for municipal waste by 2016 the Plan, at 30%, is behind target.

The monitoring aim to ensure the delivery of sustainable waste management is not currently being achieved but the situation can be ameliorated without immediate intervention or sufficiently progressed not to require direct intervention.

PERFORMANCE:

5.0 SUSTAINABILITY APPRAISAL MONITORING

5.1 The Sustainability Appraisal of the LDP identified 24 objectives and 71 indicators which are intended to measure the social, economic and environmental impact of the LDP.

5.2 A key issue in determining the Plan's sustainability progress is in ensuring the proposed indicators are providing the necessary information to allow prediction of the effects of the plan. The monitoring programme contained within the Sustainability Appraisal Report was preliminary and only identified potential indicators. The monitoring process has found that there are opportunities to improve the SA monitoring to ensure that appropriate data is collected. A number of recommendations have therefore been made to improve the indicators for future monitoring. Appendix 2: LDP and SA Monitoring Changes identifies the recommended deletions and changes.

SA Objective 1	SA Indicators	
To promote economic growth and strengthen and diversify the local economy	Employment by Sector	
	Amount of major retail, office and leisure development	
Monitoring Results		
<p>Employment by Sector Refer to LDP Monitoring Framework Table SP8 (b) for detail.</p> <p>In terms of maintaining the number of employee jobs in manufacturing at 5,300, at 900 below this figure the Plan is behind target. In terms of maintaining the number of employee jobs in construction and the target to increase the number from 800 to 1,000 at 900 jobs the Plan is on target. In terms of maintaining the number of employee jobs in the service industry and the target to increase the number from 12,700 to 13,797 at 13,000 jobs the Plan is behind target.</p> <p><u>Amount of major Retail, Office and Leisure Development</u></p> <p>Retail Refer to LDP Monitoring Framework Table SP1 for detail.</p> <p>In terms of the amount of A1 land delivered and the outcome requirements of 9,100 sq m by 2016, as only 227 sq m has been delivered the plan is behind target.</p> <p>Office Outline planning permission has been granted on land to the south east of Lime Avenue on The Works site (Policy MU1) for 48,675 sq m (4.8 ha) of B1 employment use. No development has commenced on site.</p> <p>In 2014-2015, planning permission has been granted to convert two first floor buildings into office accommodation and the provision of a two storey portakabin building to be used as office accommodation.</p> <p>Tourism and Leisure It was reported last year, that 2 tourism and leisure allocations have been completed and that a further 2 were partially completed and/or under construction. No further projects have been completed although further work has been undertaken on the Eastern Valley Slopes as set out in Appendix 1.</p>		

Schemes Completed

TM1.4	Bedwellty House and Park
MU2	The Works – Ebbw Vale Leisure Centre

Update on Schemes Under Construction and/or Partially Completed since last year

TM1.1	Eastern Valley Slopes
TM1.2	Garden Festival
TM1.5	Bryn Bach Park

Further information regarding proposals and planning permission for these sites are contained in Appendix 1 – Status of Allocations.

As well as allocations, planning permission has been granted for 4 holiday cottages at Abertyswg Road. No development has commenced on site to date.

A Destination Management Plan (DMP) has been produced which will replace the Tourism Action Framework and sit alongside the Blaenau Gwent Tourism Strategy Framework. This document will outline practical steps to ensure a positive impact on tourism and identifies short, medium and long term actions which will enable plans/projects to be delivered.

In terms of the amount of major retail, office and leisure development the Plan is behind target.

The plan is having a negative impact on the objective to promote economic growth and strengthen and diversify the local economy.

SA Objective 2	SA Indicators	
To increase levels of local employment and ensure distribution of employment	% of working age population that are economically active	
	Earnings by residence	
Monitoring Results		
<u>% of Working Age Population that are Economically Active</u>		
Refer to the LDP Monitoring Framework – Table SP8 (a) for detail.		
In terms of the monitoring target to increase the employment rate from 59.2% and the outcome requirement of 66.05% by 2016 the Plan, at 63.9%, is on target.		
<u>Earnings by Residence</u>		
Gross Weekly Pay for Full-Time Workers		
Year	Blaenau Gwent (£'s)	Wales (£'s)
2009	361	444.90
2013	404.50	476.90
2014	398.30	479.40
Source: Nomis		
In 2014, the average gross weekly pay for full-time workers in Blaenau Gwent has decreased slightly since 2013, a difference of £6.20. However, in Wales, since 2013 there has been a slight increase in the gross weekly pay for full-time workers, a difference of £2.50.		

Hourly-Pay Excluding Overtime

Year	Blaenau Gwent (£'s)	Wales (£'s)
2013	10.13	12.00
2014	10.09	12.01

Source: Nomis

In Blaenau Gwent, the hourly pay excluding overtime has very slightly decreased since 2013, a difference of 4 pence whilst in Wales it has increased by 1p in the same period.

In terms of earnings by residents there is a negative impact.

The Plan is having a positive impact on the objective to increase levels of local employment and ensure distribution of employment.

SA Objective 3	SA Indicators	
To enable the development of a strong tourism economy in Blaenau Gwent, complementary to the regional offer	Total number of day visitors	
	Total number of stay visitors	
	Number of tourism facilities completed per annum	
	Amount of revenue generated by the tourism industry	
Monitoring Results		

Total Number of Day Visitors

The table below sets out the number of day visitors to Blaenau Gwent. There has been an increase of 12,970 visitors since 2012 which is extremely positive for the area.

Year	Number of Day Visitors
2012	504,500
2013	517,470

Source: Blaenau Gwent County Borough Council: Tourism

In terms of the number of day visitors there is an improvement.

Total Number of Stay Visitors

The table below sets out the number of stay visitors to Blaenau Gwent. There has been an increase of 760 stay visitors since 2012. Although not as significant as the increase in day visitors, this statistic is clearly positive for the area.

Year	Number of Stay Visitors
2012	125,900
2013	126,660

Source: Blaenau Gwent County Borough Council: Tourism

In terms of the number of stay visitors there is an improvement.

Number of Tourism Facilities Completed per Annum

Refer to the LDP Monitoring Framework – Table SP9 for detail.

In terms of the number of tourism projects completed per annum and the outcome requirement for 5 schemes to be completed by 2016 the Plan is behind target.

Amount of Revenue Generated by the Tourism Industry

For 2013, the amount of total revenue generated by the tourism industry equalled £37.98 million. It is not possible to make comparative comments on the results of this indicator, although it is anticipated that this data source will be updated for next year’s AMR.

The Plan is having a positive impact on the objective to enable the development of a strong tourism economy in Blaenau Gwent, complementary to the regional offer.

SA Objective 4	SA Indicators	
To enhance the vitality and viability of town centres	Annual vacancy rate in town centres	
Monitoring Results		
Annual vacancy rate in town centres		
Refer to the LDP Monitoring Framework Table SP3 (b) for detail.		
<p>In terms of reducing the vacancy rate in Ebbw Vale from a base level of 11.5% the Plan is on target.</p> <p>In terms of reducing the vacancy rate in Abertillery from a base level of 20% the Plan is behind target.</p> <p>In terms of reducing the vacancy rate in Brynmawr from a base level of 11.6% the Plan is on target.</p> <p>In terms of reducing the vacancy rate in Tredegar from a base level of 12.4% the Plan is behind target.</p> <p>In terms of reducing the vacancy rate in Blaina from a base level of 25% the Plan is on target.</p>		
<p>The Plan not having a mixed impact on the objective to enhance the vitality and viability of town centres.</p>		

SA Objective: 5	SA Indicators	
To meet identified housing needs	Number of net additional affordable and general market dwellings built per annum	
	Percentage of vacant residential properties	
	Net additional Gypsy and Traveller units	
Monitoring Results		
Number of Net Additional Affordable and General Market Dwellings Built per Annum		
Year	General Market Housing	Affordable Housing
2007	73	0
2008	102	0
2009	112	38

2010	43	72
2011	46	26
2012	65	148
2013	49	33
2014	40	41
2015	42	7

Refer to LDP Monitoring Framework Table SP4 (a) for more detail.

In terms of the net number of additional affordable and general market dwellings built and the outcome requirement of 1,900 by 2016 the Plan is behind target.

Percentage of Vacant Residential Properties

Refer to LDP Monitoring Framework Table SP4 (a) for more detail.

In terms of decreasing the vacancy rate of residential properties to 4.5% by 2016 the Plan is on target.

Net Additional Gypsy and Traveller Units

Refer to LDP Monitoring Framework Table SP5 (a) for more detail.

In terms of the requirement for land being available for Gypsy and Traveller units the Plan is on target.

The Plan is having a mixed impact on the objective of meeting housing needs.

SA Objective: 6	SA Indicators	
To improve the quality of housing stock	Number of houses meeting Welsh Housing Quality Standard	
Monitoring Results		
<u>Number of houses meeting Welsh Housing Quality Standard</u>		
United Welsh have 965 properties in Blaenau Gwent – all of which are WHQS compliant.		
Melin have 312 properties in Blaenau Gwent – all of which are WHQS compliant		
Linc Cymru have 585 properties in Blaenau Gwent – all of which are WHQS compliant.		
Tai Calon have 6,176 properties in Blaenau Gwent – 83.2% of which are WHQS compliant.		
Therefore a total of 7,000 houses meet the Welsh Housing Quality Standard this is a significant increase from last year.		
Year	Number of houses meeting Welsh Housing Quality Standard	
2014	4,129	
2015	7,000	
In terms of the number of houses meeting the Welsh Housing Quality Standard the Plan is having a positive impact.		
The Plan is having a positive impact on the objective to improve the quality of housing stock.		

SA Objective: 7		SA Indicators	
To secure the delivery and maintenance of a quality affordable housing	% of eligible residential planning permissions where affordable housing has been negotiated		
	Average house price to income ratio		
Monitoring Results			
% of Eligible Residential Planning Permissions where Affordable Housing has been Negotiated			
Affordable housing was negotiated on 100% of eligible planning permissions. However one of the three eligible applications was found to be unviable and unable to deliver any affordable housing.			
Year	Number of eligible planning applications	No. where affordable housing has been negotiated	% of eligible residential planning permissions where affordable housing has been negotiated
2013-2014	1	1	100%
2014-2015	3	2	66%
In terms of the % of eligible residential planning permissions where affordable housing has been negotiated at 66% the Plan is having a positive impact .			
Average House Price to Income Ratio			
In March 2015 the average house price was £61,371 (Land Registry) whereas the average earnings were £20,711.6 (Nomis). This gives a ratio of 2.96:1.			
Year	Average house price	Average earnings	Ratio
2013-2014	£61,860	£21,034	2.94:1
2014-2015	£61,371	£20,711.6	2.96:1
Source: Nomis and Land Registry			
In terms of average price to income ratio at under 3:1 this remains positive.			
The Plan is having a positive impact on the objective to secure the delivery and maintenance of a quality affordable housing.			

SA Objective 8		SA Indicators	
To improve educational attainment and increase skills levels	Delivery of learning infrastructure		
	Proportion of new employment opportunities that offer training schemes secured through S106 agreements on major schemes		
Monitoring Results			
Delivery of Learning Infrastructure			
Refer to LDP Monitoring Framework Table SP8 (b) for detail.			
In terms of delivery of learning infrastructure and the outcome requirement for the completion of the learning zone by 2016 the Plan is on target.			

Proportion of new employment opportunities that offer training schemes

There have been no planning permissions granted for major employment schemes in the period 2014-2015.

Year	Number of major employment schemes	Number which offer training schemes	Proportion
2013-2014	1	1	100%
2014-2015	0	0	N/A

In terms of delivery of the proportion of new employment opportunities that offer training schemes secured through S106 agreements on major schemes the Plan is having a positive impact.

The Plan is having a positive impact on the objective to improve educational attainment and increase skills levels.

SA Objective 9	SA Indicators		
To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	The percentage of the total length of rights of way in the local authority area, that are easy to use by the general public		
	Accessibility by hubs – Number of highway and public transport schemes implemented		
Monitoring Results			
<u>The percentage of the total length of rights of way in the local authority area, that are easy to use by the general public</u>			
The total length of public right of way network in Blaenau Gwent is 300,894 metres of which 241,289 (2015) metres are accessible by the general public. Therefore the percentage of the total length of rights of way in the local authority area that is accessible by the general public is 80.2%. Last year the percentage was higher at 98.07%. The decrease can be explained by areas of public rights of way being temporarily shut down due to the dualling of the A465. There is also an issue with obtaining funding to clear vegetation from paths.			
Year	Total Length of PROW	PROW Accessible to the General Public	Percentage Accessible to the General Public
2013 - 2014	300,984 metres	295,086	98.07%
2014 - 2015	300,984 metres	241,289 metres	80.2%
<p>The Plan is not currently having a positive impact on the percentage of the total length of rights of way in the local authority area that are easy to use.</p> <p><u>Accessibility by Hubs – Number of Highway and Public Transport Schemes Implemented</u> Refer to LDP Monitoring Framework Table SP6 for detail.</p> <p>In terms of the number of transport schemes implemented and the outcome for 13 by 2016 the Plan, with 10 completed and a further 2 nearing completion, is on target.</p>			

The Plan is having a positive impact on the objective to improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community.

SA Objective 10	SA Indicators																									
To promote community health, social care and well-being	Community satisfaction / perceptions																									
	Overall index of multiple deprivation																									
	Hectares of recreational open space per 1,000 population																									
	Number of leisure facilities completed per annum																									
	Delivery of health infrastructure																									
	Number of people with access to natural greenspace within 400m of their home as a percentage of all people																									
	Percentage of population within 1 km of Cycle Network																									
	Adult participation in sport in the previous four weeks	-																								
	Any participation in sport in any setting (curricular, extracurricular, club or other setting) in the last year (primary school years 3-6)	-																								
	Any participation in sport at a club outside of school in the last year (secondary school years 7-11)	-																								
Monitoring Results																										
Community Satisfaction / Perceptions																										
<p>Blaenau Gwent Council have not undertaken a community satisfaction survey this year. Welsh Government has however undertaken a Living in Wales Survey in 2014/15. One of the questions asked was regarding the Local Authority doing all It can to improve the local area. The results are as follows:</p>																										
<table border="1"> <thead> <tr> <th>Local Authority</th> <th>Strongly Agree</th> <th>Agree</th> <th>Neither Agree nor disagree</th> <th>Disagree</th> <th>Strongly Disagree</th> </tr> </thead> <tbody> <tr> <td>Blaenau Gwent</td> <td>4%</td> <td>32%</td> <td>16%</td> <td>24%</td> <td>24%</td> </tr> <tr> <td>Merthyr Tydfil</td> <td>8%</td> <td>32%</td> <td>16%</td> <td>23%</td> <td>21%</td> </tr> <tr> <td>Caerphilly</td> <td>10%</td> <td>35%</td> <td>18%</td> <td>22%</td> <td>15%</td> </tr> </tbody> </table>			Local Authority	Strongly Agree	Agree	Neither Agree nor disagree	Disagree	Strongly Disagree	Blaenau Gwent	4%	32%	16%	24%	24%	Merthyr Tydfil	8%	32%	16%	23%	21%	Caerphilly	10%	35%	18%	22%	15%
Local Authority	Strongly Agree	Agree	Neither Agree nor disagree	Disagree	Strongly Disagree																					
Blaenau Gwent	4%	32%	16%	24%	24%																					
Merthyr Tydfil	8%	32%	16%	23%	21%																					
Caerphilly	10%	35%	18%	22%	15%																					
Source: National Survey for Wales 2014-15																										
<p>Compared to other valley Local Authorities, the views of Blaenau Gwent's residents are more negative although it is noted that the percentage differences are not significant.</p>																										
<p>In terms of community satisfaction / perceptions figures are more negative than for neighbouring areas.</p>																										
Overall Index of Multiple Deprivation																										

It was reported in the last AMR that in 2011, Blaenau Gwent was the second ranked most deprived areas in Wales behind that of Merthyr Tydfil. However, in 2014, Blaenau Gwent (23.4%) has the highest proportion of communities in the most deprived 10% in Wales. The proportion of communities in the most deprived 10% in Wales has fallen in Merthyr Tydfil from 25% in 2011 to 22.2% in 2014, whilst the proportion has remained the same for Blaenau Gwent.

In terms of the overall index of multiple deprivation Blaenau Gwent has not improved and indeed its position in comparison to other Welsh Authorities has worsened.

Hectares of Recreational Open Space per 1,000 Population

Refer to the LDP Monitoring Framework Table SP9 for details.

In terms of working towards the FIT standard of 2.4 hectares of recreational open space per 1,000 projected population as this figure has decreased the Plan is having a negative impact.

Number of Leisure Facilities Completed per Annum

Planning permission has been granted on land at Bryn Serth for mixed use development including the provision of a hotel. No development has commenced on site. The land is currently for sale and is being actively marketed.

There is no further progress on the remainder of the leisure hub on the Ebbw Vale Northern Corridor site (Policy MU1).

In terms of the number of leisure facilities completed per annum there has been no progress this year.

Delivery of Health Infrastructure

Refer to LDP Monitoring Framework Table SP8 (b) for details.

In terms of delivery of learning infrastructure and the outcome requirement for the completion of the learning zone by 2016 the Plan is on target.

Number of people with access to natural greenspace within 400m of their home as a percentage of all people

Refer to LDP Monitoring Framework Table SP9 for details.

In terms of the number of people with access to natural greenspace within 400m of their home and the outcome requirement to increase this from 65% to 77% by 2016 it is not possible to comment.

Percentage of Population within 1km of Cycle Network

Year	Percentage of population within 1 km of Cycle Network
2013-2014	91%
2014-2015	95%

There has been a slight increase in the percentage of population within 1km of cycle network; from 91% to 95%. This is as a result of the completion of 4.11km of cycle network at HoV route linking Tredegar to Brynmawr.

In terms of the percentage of population within 1 km of the cycle network the Plan is having a positive impact.

Adult participation in sport in the previous four weeks

There is no update available for this indicator. The survey is undertaken biannually. Next year's AMR therefore will provide the latest survey results.

Any participation in sport in any setting (curricular, extracurricular, club or other setting) in the last year (primary school years 3-6)

There is no update available for this indicator. The survey is undertaken biannually. Next year's AMR therefore will provide the latest survey results.

Any participation in sport at a club outside of school in the last year (secondary school years 7-11)

There is no update available for this indicator. The survey is undertaken biannually. Next year's AMR therefore will provide the latest survey results.

The Plan is having a mixed impact on the objective to promote community health, social care and well-being.

SA Objective 11	SA Indicators	
To reduce crime, social disorder and fear of crime	Percentage of large new housing sites that meets the 'secured by design' certification criteria	
Monitoring Results		
<u>Percentage of new housing sites that meets the 'secured by design certification criteria'</u>		
Three outline applications were granted planning permission and Gwent Police have requested that they be consulted in relation to detailed plans.		
In terms of the percentage of housing sites that meets the 'secured by design certification criteria' the Plan is on target.		
The Plan is having a positive impact on the objective to reduce crime, social disorder and fear of crime.		

SA Objective: 12	SA Indicators	
To encourage modal shift from private transport to sustainable transport	Frequency of buses between hubs	
	Frequency of public transport to Cardiff or Newport	
	No. and value of planning contributions secured for improvements in public transport, walking and cycling	
	Modal split - % of population travelling to work by sustainable modes	-
Monitoring Results		
<u>Frequency of buses between hubs</u>		

The following list identifies the main bus services that currently operate within Blaenau Gwent:

SERVICE	ROUTE AND TIMINGS	OPERATOR
X4*	Cardiff-Merthyr-Tredegar-Ebbw Vale-Brynmaur-Abergavenny-Herford (2 hourly to Hereford every 30mins at busy times and hourly throughout the rest of the day to Abergavenny)	Stagecoach
X15*	Brynmaur-Abertillery-Newport (every 30 mins at busy times and hourly service for the rest of the day)	Stagecoach
X18	Ebbw Vale-Newbridge-Risca-Newport (hourly service)	Stagecoach
X74*	Crosskeys-Abertillery-Abergavenny (Tuesdays only 1 service)	Stagecoach
E2	Ebbw Vale-Hilltop (circular every 30mins)	Stagecoach
E3*	Brynmaur-Abertillery-Ebbw Vale-Garnlydan (hourly service) Ebbw Vale-Garnlydan (every 30 mins)	Stagecoach
E11*	Tredegar Peacehaven-Ebbw Vale (hourly service)	Harris Coaches
E12	Tredegar-Dukestown (hourly)	Harris Coaches
E14	Tredegar-Gwent Way (hourly service)	Harris Coaches
4	Tredegar – Cefn Golay-Rhymney – Pontlottyn (hourly service)	Harris & Stagecoach
20	Tredegar – Waundeg-Rhymney Station (hourly service)	Harris Coaches
22	Ebbw Vale-Pontypool-New Inn-Cwmbran (hourly service)	Stagecoach
52	Abertillery-Newbridge-Blackwood (every hourly service)	Stagecoach
56	Tredegar-Blackwood-Newport (30 mins at busy times otherwise hourly)	Stagecoach
3/S	Abergavenny-Gilwern-Brynmaur (hourly service)	Phil Anslow
1	Abertillery-Cwmtillery-Brynithel-Hillcrest-Abertillery (hourly service)	Henleys Bus Service
3	Abertillery-Arael View (every 30 mins)	Henleys Bus Service
4	Abertillery-Abertillery Park (2 services a day)	Henleys Bus Service
X1*	Brynmaur-Abertillery-Pontypool-Cwmbran (hourly)	Phil Anslow

* denotes links between hubs

In terms of frequency of buses between hubs this varies between 2 and 6 per hour the service has not changed since last year.

Frequency of public transport to Cardiff or Newport

There is an hourly train link to Cardiff from Ebbw Vale town. The current frequency of services between Ebbw Vale and Cardiff Central are as follows:

Monday-Saturday: 1 train per hour (First train, 06.40, last train, 22:40);

Sunday: 1 train every 2 hours (First train, 8.40, last train, 20:40)

Plans are underway to increase this service to 2 per hour.

There is a bus service every 30 mins at busy times and hourly at other times to Newport.

In terms of the frequency of public transport to Cardiff and Newport there has been no change since last year.

No. and value of planning contributions secured for improvements in public transport, walking and cycling

No contributions have been secured this year.

Year	No of improvements	Value of contributions
2009-2014	5	£50,000
2014-2015	0	0

In terms of the number and value of planning contributions secured none were secured this year.

Modal split - % of population travelling to work by sustainable modes

No further update is available.

The Plan is having a positive impact on the objective to encourage modal shift from private transport to sustainable transport.

SA Objective 13	SA Indicators	
To protect and enhance biodiversity across Blaenau Gwent	Number of developments which have an adverse effect on European sites	
	Area of SSSI lost to development per annum	
	Amount of protected woodland and trees lost to development per annum	
	Area of SINC lost to development per annum	
	Area of LNR lost to development per annum	
	Number of Environmental Enhancements	
Monitoring Results		
Number of developments which have an adverse effect on European sites		
Refer to LDP Monitoring Framework Table SP10 for detail.		
<p>In terms of the number of developments which have an adverse effect on European sites and the requirement for all sites to have a project level HRA, as no applications were considered to have a significant effect, the Plan is on target.</p>		
Area of SSSI lost to development per annum		
Refer to LDP Monitoring Framework Table SP10 for detail.		
<p>In terms of the requirement for no net loss of SSSI to development the Plan is on target.</p>		
Amount of protected woodland and trees lost to development per annum		
No protected woodland or trees have been lost to development.		
<p>In terms of the amount of protected woodland and trees lost to development per annum there has been no loss this year and the Plan is on target.</p>		
Area of SINC lost to development per annum		

Refer to LDP Monitoring Framework Table SP10 for detail.

In terms of the requirement for no net loss of SINCs lost to development without mitigation the requirement has been met and the Plan is on target.

Area of LNR lost to development per annum

Refer to LDP Monitoring Framework Table SP10 for detail.

In terms of the requirement for no net loss of LNR lost to development without mitigation the requirement has been met and the Plan is on target.

Number of Environmental Enhancements

Refer to LDP Monitoring Framework Table SP10 for detail.

In terms of the provision of environmental enhancements and the requirement for major applications to produce a net gain in biodiversity and/or enhancements to the green infrastructure network the Plan failed to meet the requirement.

The Plan is having a positive impact on the objective to protect and enhance biodiversity across Blaenau Gwent.

SA Objective 14	SA Indicators	
To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Number of conservation area appraisals and conservation area management plans undertaken / implemented	
	Number of listed buildings and historic sites	
	Number of listed buildings or archaeological sites enhanced	
	Number of listed or local buildings of historical value brought into use for tourism	
	The number of scheduled ancient monuments having undergone positive management works	
	Number of historic assets that have an approved monument management in place	
	Condition of registered parks and gardens of historic interest	
Monitoring Results		
<p><u>Number of conservation area appraisals and conservation area management plans undertaken / implemented</u></p> <p>The Tredegar Conservation Area Appraisal and Management Plan was adopted by the Council in 2013. The Tredegar Conservation Area Design Guide is currently on hold.</p>		

Within the Conservation Area, £1m has been received to fund the Townscape Heritage Initiative, this will include the renovation of 10 The Circle to become a community resource for Time Banking Wales. Fuel poverty will also be tackled within this area by providing selected homes with roof and window renovations, new wall and loft insulation and replacement boilers. Aneurin Bevan House will be renovated to develop a new community support facility.

In terms of the number of conservation area appraisals and conservation area management plans undertaken and implemented there is full coverage in Blaenau Gwent.

Number of listed buildings and historic sites

There are 53 listed buildings and 9 scheduled ancient monuments – no change from the base date of the Plan.

In terms of the number of listed buildings and historic sites the Plan is not having a positive impact.

Number of listed buildings or archaeological sites enhanced

There have been no listed buildings or historic sites enhanced this year.

In terms of the number of listed buildings or archaeological sites enhanced there has been no positive improvement this year.

Number of listed or local buildings of historical value brought into use for tourism

There have been no listed or local buildings of historical value brought into use for tourism this year.

In terms of the number of listed or local buildings of historical value brought into use for tourism there has been none this year and therefore no improvement.

The number of scheduled ancient monuments having undergone positive management works

There have been no scheduled ancient monuments that have undergone positive management works this year.

Year	No. Scheduled ancient monuments having undergone positive management works
2006-2014	2
2014-2015	0

In terms of the number of scheduled ancient monuments having undergone positive management works although there have been none this year there have been positive improvements.

Number of historic assets that have an approved monument management plan in place

There are no historic assets that have undergone monument management plans this year.

Year	No. of historic assets that have an approved monument management plan in place
2006-2014	4
2014-2015	0

In terms of the number of historic assets that have an approved monument management in place, although there have not been any this year there have been positive improvements.

Condition of registered parks and gardens of historic interest

The only registered park and garden is Bedwellty Park, which is in excellent condition having recently been restored with a £5.6m grant from HLF.

In terms of the condition of registered parks and gardens of historic interest although there has been no improvement this year the only existing Park has recently been improved and is in excellent condition.

The Plan is having a positive impact on the objective to conserve and enhance the heritage assets of Blaenau Gwent and their settings.

SA Objective 15	SA Indicators	
To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Amount of new development permitted on previously developed land (brownfield development and conversions) expressed as a percentage of all development permitted	
	Average density of housing development permitted on allocated sites	
	Number of land reclamation schemes completed per annum	
Monitoring Results		
<p><u>Amount of new development permitted on previously developed land (brownfield development and conversions) expressed as a percentage of all development permitted</u></p> <p>Refer to LDP Monitoring Framework Table SP7 (b) for details.</p>		
<p>In term of the amount of new development permitted on previously developed land (brownfield redevelopment and conversions) expressed as a percentage of all development permitted and the requirement for 80%, the Plan with a figure of 84%, is on target.</p>		
<p><u>Average density of housing development permitted on allocated sites</u></p> <p>Refer to LDP Monitoring Framework Table SP7 (b).</p>		
<p>In terms of the average density of housing development permitted on allocated sites the average density this year is 47 which is above the 35 Plan average.</p>		
<p><u>Number of land reclamation schemes completed per annum</u></p> <p>Refer to LDP Monitoring Framework Table SP7 (b).</p>		
<p>In terms of the number of land reclamation schemes completed per annum and the outcome for 2 schemes to be completed by 2016 the Plan, having completed none, is behind target.</p>		
<p>The Plan is having a positive impact on the monitoring objective to make the best use of previously developed land and existing buildings to minimise pressure for greenfield</p>		

development, where this will not result in damage or loss to biodiversity.

SA Objective 16		SA Indicators	
To conserve soil resources and their quality	No. and area of contaminated land site remediated through new development		
	Area of greenfield land lost to development (ha) which is not allocated in the plan		
Monitoring Results			
No. and area of contaminated land site remediated through new development			
There have been no planning applications received for the current year where remedial work was required for contamination issues. Two planning applications will need a site investigation as they may have potential for contamination either from the migration of gasses from adjacent sites or due to their previous use.			
Year	No. of contaminated land sites to be remediated through development	Area of contaminated land to be remediated through development	
2012-2014	5	2.93	
2014-2015	0	0	
In terms of the number and area of contaminated land sites to be remediated through development although there is no improvement this year there has been a positive improvement.			
Area of greenfield land lost to development (ha) which is not allocated in the plan			
Refer to LDP Monitoring Framework Table SP9.			
In terms of the amount of greenfield land and open space lost to development (ha) which is not allocated in the Plan and the requirement for no net loss, the Plan has not met the requirement for no net loss, but it has not breached a trigger.			
The Plan has had a positive impact on the objective to conserve soil resources and their quality.			

SA Objective 17		SA Indicators		
To reduce emissions of greenhouse gases, in particular carbon dioxide		Greenhouse gas emissions (CO ₂ equivalent) by sector and per capita (tonnes per year)		
Monitoring Results				
Carbon Dioxide Emissions per Capita, by sector in Blaenau Gwent, 2011 (tonnes per capita).				
Year	Industry & Commercial	Domestic	Transport	Total
2007	2.4	2.6	1.2	6.3

2008	2.5	2.5	1.2	6.2
2009	1.9	2.3	1.1	5.3
2010	2.1	2.4	1.1	5.6
2011	1.8	2.1	1.1	5.0
2012	2.0	2.2	1.1	5.3
2013	2.0	2.2	1.1	5.3

Source: 2005-2013 UK Local and Regional CO₂ Emissions Dataset (Department of Energy and Climate Change)

Since 2007 and 2008, the CO₂ emissions in every sector are at lower levels, whilst this is a positive sign and reflects overall CO₂ reductions across the United Kingdom, it may be a response to the economic recession and reduced industrial activity, especially as in 2012 and 2013, the industry and CO₂ emissions have slightly increased. Overall, a positive result for the County Borough, but one that requires on-going monitoring to ensure that improved economic conditions in the future don't lead to an increase in CO₂ emissions.

The Plan is having a positive impact on the objective to reduce emissions of greenhouse gases, in particular carbon dioxide.

SA Objective: 18	SA Indicators
To reduce waste generation and maximise reuse and recycling	Amount of re-use and recycling/composting of municipal waste
Monitoring Results	
<p>Amount of waste arising and managed by management type Refer to LDP Monitoring Table SP13 for details.</p> <p>In terms of the amount of waste arising and the outcome to meet the Wise about Waste targets for reuse and recycling/ composting for municipal waste by 2016 the Plan is behind target (50%).</p> <p>The Plan is having a mixed impact on the objective to reduce waste generation and maximise reuse and recycling.</p>	

SA Objective 19	SA Indicators
To maintain current air quality	Estimated background air quality
Monitoring Results	
<p>Background air pollution Refer to LDP Monitoring Framework Table SP10 for details.</p> <p>In terms of the requirement for no decrease in air quality within the County Borough the Plan is on target.</p>	

The Plan is having a positive impact on the objective to maintain current air quality.

SA Objective 20	SA Indicators
To maintain current low levels of vulnerability of all development to flooding	Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests
Monitoring Results	
<p>Amount of development permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests Refer to LDP Monitoring Table SP7 (c).</p> <p>In terms of the amount of development permitted in C1 and C2 flood plain areas not meeting all TAN 15 tests the figure for 204-2015 is 1.</p> <p>The Plan is having a positive impact on maintaining the current low levels of vulnerability of all development to flooding.</p>	

SA Objective 21	SA Indicators															
To promote the use of sustainably sourced products and resources	Use of reclaimed and sustainably sourced materials for construction															
Monitoring Results																
<p>Use of reclaimed and sustainability sourced materials for construction It was suggested in the 2013-2014 AMR that this information is only collected for major schemes.</p> <table border="1"> <thead> <tr> <th>Proposal</th> <th>Application type</th> <th>Use of reclaimed and sustainably sourced material secured</th> </tr> </thead> <tbody> <tr> <td>Primary care resource centre on land adjacent to Blaen y Cwm School in Brynmawr</td> <td>Full</td> <td>Yes</td> </tr> <tr> <td>Proposed factory extension to provide additional warehousing facilities at Zorba Delicacies on Rassau Industrial Estate</td> <td>Full</td> <td>No</td> </tr> <tr> <td>B1 employment use on land to the south east of Lime Avenue</td> <td>Outline</td> <td>Will be dealt with as Reserved Matters</td> </tr> <tr> <td>Residential development at the former Rhyd y Blew reservoir</td> <td>Outline</td> <td>Will be dealt with as Reserved Matters</td> </tr> </tbody> </table> <p>In terms of the use of reclaimed and sustainably sourced materials progress is being made.</p>		Proposal	Application type	Use of reclaimed and sustainably sourced material secured	Primary care resource centre on land adjacent to Blaen y Cwm School in Brynmawr	Full	Yes	Proposed factory extension to provide additional warehousing facilities at Zorba Delicacies on Rassau Industrial Estate	Full	No	B1 employment use on land to the south east of Lime Avenue	Outline	Will be dealt with as Reserved Matters	Residential development at the former Rhyd y Blew reservoir	Outline	Will be dealt with as Reserved Matters
Proposal	Application type	Use of reclaimed and sustainably sourced material secured														
Primary care resource centre on land adjacent to Blaen y Cwm School in Brynmawr	Full	Yes														
Proposed factory extension to provide additional warehousing facilities at Zorba Delicacies on Rassau Industrial Estate	Full	No														
B1 employment use on land to the south east of Lime Avenue	Outline	Will be dealt with as Reserved Matters														
Residential development at the former Rhyd y Blew reservoir	Outline	Will be dealt with as Reserved Matters														

The Plan is having a positive impact on the objective to promote the use of sustainably sourced products and resources.

SA Objective 22	SA Indicators	
To increase energy efficiency and generation and use of renewable energy across the County Borough	% of new homes meeting Code for Sustainable Homes Code Level 4 or above	X
	% of non-residential buildings meeting BREEAM Excellent standard or above	X
	Capacity of renewable energy developments installed per annum	
	Capacity of low carbon energy developments installed per annum	
Monitoring Results		
% of new homes meeting Code for Sustainable Homes Code Level 4 or above		
It is proposed to delete this indicator due to the withdrawal of the Code for Sustainable Homes from planning policy requirements.		
% of non-residential buildings meeting BREEAM Excellent standard or above		
It is proposed to delete this indicator due to the withdrawal of BREEAM from planning policy requirements.		
Capacity of renewable energy developments installed per annum		
Scheme	Location	Capacity
2013-2014		
Wind Turbine	Unit 15 Rassau Industrial Estate	0.75 MW
Wind Turbine	Penrhiwgwaith Farm, Hollybush	0.5 MW
2014 - 2015		
Wind Turbine	Unit 29 Tafarnaubach Industrial Estate	0.5 MW
Total (2013-2015)		1.75 MW
In terms of the capacity of renewable energy developments installed per annum the Plan is having a positive impact.		
Capacity of low carbon energy developments installed per annum		
Scheme	Location	Capacity
2013-2014		
Combined heat and power	The Works Energy Centre	0.39 MW
2014-2015		
Biomass Boiler	The Works Energy Centre	2.4 MW
Total (2013-2015)		2.79 MW
In terms of the capacity low carbon energy developments installed per annum the Plan is having a positive impact.		

The Plan is having a positive impact on the objective to increase energy efficiency and generation and use of renewable energy across the County Borough.

SA Objective 23	SA Indicators	
To conserve and enhance surface and ground water quality	Percentage surface water (natural water bodies) of Overall Good Status	
	Percentage of surface water of Good Ecological Potential (heavily modified water bodies)	X
	Percentage surface water of Good Chemical Status	X
	Percentage groundwater of Overall Good Status (quality and levels)	
	% of planning applications granted in sewered areas where there is no capacity and no planned upgrades	

Monitoring Results

The full local evidence packages from NRW on the Water Framework Directive have not been updated though some information has been provided. We are therefore limiting the reporting to the Surface Water Overall and Groundwater Overall status this year.

Percentage surface water (natural water bodies) of overall Good Status

Year	Percentage surface water (natural water bodies) of Good Ecological Status
2014 (2013 figures)	42%
2015 (2014 figures)	Lakes 50% Rivers 37.5% 42.8% overall

In terms of the percentage of surface water of good overall status with an increase of 0.8% the Plan is having a slightly positive impact.

Percentage of surface water of Good Ecological Potential (heavily modified water bodies)

Information regarding this indicator is no longer received at a local level and therefore it is proposed to delete this indicator.

Percentage surface water of Good Chemical Status

Information regarding this indicator is no longer received at a local level and therefore it is proposed to delete this indicator.

Percentage groundwater of Overall Good Status (quality and levels)

Year	Percentage Groundwater Overall Status (natural water bodies) of Good Ecological Status
2014 (2013 figures)	50%
2015 (2014 figures)	50%

In terms of the percentage of groundwater water of good overall status there has been no

improvement.

Percentage of planning applications granted in sewered areas where there is no capacity and no planned upgrades

0% of planning applications have been granted in sewered areas where there is no capacity and no planned upgrades.

In terms of the percentage of planning applications granted in sewered areas where there is no capacity and no planned upgrades, as none have been granted, the Plan is having a positive impact.

The Plan is not having a positive impact on the objective to conserve and enhance surface and ground water quality.

SA Objective 24	SA Indicators										
Protect the quality and character of the landscape and enhance where necessary	Proportion of valued landscape lost to development										
	Number of new developments exceeding TAN 11 or BS4142 Noise Requirements										
	Number of planning permissions granted that include conditions relating to light pollution										
	Effect of development which negatively affects the Brecon Beacons National Park (visual and physical effects)										
	Proportion of landscape characterised and managed										
Monitoring Results											
<p><u>Proportion of valued landscape lost to development</u></p> <p>There has been no major planning application proposed outside the settlement boundary and within a Special Landscape Area for the current year, therefore there has been no loss in valued landscape.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #cccccc;">Year</th> <th style="background-color: #cccccc;">Area of valued landscape lost to development (ha)</th> <th style="background-color: #cccccc;">Proportion of valued landscape lost to development</th> </tr> </thead> <tbody> <tr> <td>2013-2014</td> <td>236ha</td> <td>3%</td> </tr> <tr> <td>2014-2015</td> <td>0 ha</td> <td>0%</td> </tr> </tbody> </table>			Year	Area of valued landscape lost to development (ha)	Proportion of valued landscape lost to development	2013-2014	236ha	3%	2014-2015	0 ha	0%
Year	Area of valued landscape lost to development (ha)	Proportion of valued landscape lost to development									
2013-2014	236ha	3%									
2014-2015	0 ha	0%									
<p>In terms of the proportion of valued landscape lost to development there was no loss this year.</p>											
<p><u>Number of new developments exceeding TAN 11 or BS4142 Noise Requirements</u></p> <p>There has been no development that has exceeded TAN11 or BS4142 Noise Requirements.</p>											
<p>In terms of the number of new developments exceeding TAN 11 or BS4142 Noise as there weren't any the Plan is having a positive impact.</p>											
<p><u>Number of planning permissions granted that include conditions relating to light pollution</u></p> <p>There have been no permissions granted that include conditions relating to light pollution.</p>											

In terms of the number of planning permissions granted that include conditions relating to light pollution as there was no need to include conditions on any applications the Plan is having a positive impact.

Effect of development which negatively affects the Brecon Beacons National Park (visual and physical effects)

There has been no development which has negatively affected the Brecon Beacons National Park.

In terms of the effect of development which negatively affects the Brecon Beacons National Park (visual and physical effects) as there were no developments with impacts, the Plan is having a positive impact.

Proportion of landscape characterised and managed

100% of the landscape has been characterised through the LANDMAP process and as a result extensive areas of land has been designated as Special Landscape Areas (7,614 ha).

10 Local Nature Reserves (LNRs) sites with a total area of 396 ha are subject to management plans.
3 Strategic Sites of Scientific Interest (SSSI) with a total area of 152 ha are subject to management plans.

This information has remained unchanged since last year.

In terms of the proportion of landscape characterised and managed as 100% is characterised and 548 ha are subject to management plans there is a positive impact.

The Plan is having a positive impact on the objective to protect the quality and character of the landscape and enhance where necessary.

6.0 CONCLUSION AND RECOMMENDATIONS

6.1 The 2015 AMR is the second monitoring report to be prepared since the adoption of the LDP in November 2012. The findings of the AMR provide an important opportunity for the Council to assess the effectiveness of the Plan and to determine whether or not it needs to be reviewed.

6.2 LDP Wales (2005) asks for seven factors to be considered when monitoring LDP's. The following section provides a conclusion of findings of the monitoring process, specifically addressing the requirements of LDP Wales (2005).

1. Does the basic strategy remain sound (if not, a full plan review may be needed)?

6.3 In the Council's opinion the evidence collated as part of the monitoring process for 2014-2015 indicates that the LDP strategy remains sound. Whilst the impact of the global recession has meant that progress in terms of delivery is slower than envisaged, it is clear that the LDP will provide a robust platform for sustainable growth and regeneration as the area comes out of recession. Opportunities such as the Heads of the Valleys dualling, the Ebbw Vale Enterprise Zone and the Circuit of Wales will all assist in delivering the Strategy of growth and regeneration.

2. What impact are the policies having globally, nationally, regionally and locally?

6.4 Globally, the SEA Monitoring framework identifies that there is a positive impact on economic, social and environmental aspects of sustainability.

6.5 Nationally the LDP policy framework is providing opportunities for development to meet national need for housing and employment land.

6.6 From a regional perspective the LDP is assisting in meeting transport, waste and mineral requirements.

6.7 Locally the LDP interventions and allocations delivery assist with regeneration and meeting Community Plan objectives and local community needs.

3. Do the policies need changing to reflect changes in national policy?

6.8 As section 3 indicates there were no significant changes in national policy or legislation during 2014-15 that directly affect the effectiveness or implementation of the LDP.

4. Are policies and related targets in LDPs being met or progress being made towards meeting them, including publication of relevant supplementary Planning guidance (SPG)?

6.9 The findings of the LDP and SA monitoring exercise are outlined in Sections 4 and 5 of the AMR.

6.10 The results of the monitoring process for 2014-2015 indicate that the targets in respect of 5 out of 19 monitoring aims are on-going, being met or exceeded and 8 monitoring aims are not currently being achieved but the situation can be overcome without immediate intervention or sufficiently progressed not to require direct intervention. The remaining 6 are currently falling short of the required pattern of delivery.

6.11 The lack of delivery in terms of employment, retail and housing is having an impact on Strategic Policies SP1, SP2, SP4 (b), SP5 (a), SP5 (b), and SP8 (a). Whilst development levels are far lower than planned this is as a result of external factors particularly in relation to the economic recession, poorly performing housing market and high aspirations for the area. Notwithstanding this actions are identified to address the issues raised.

6.12 In terms of the Sustainability Appraisal monitoring the results indicate that the Plan is having a positive impact in respect of the majority (18) of the sustainability objectives; not having a positive or are having a mixed impact on a minority (5) of the objectives; and is having a negative impact on 1 objective. Overall, the plan is travelling in a positive direction for most (18) aspects of sustainability. The area where targets are not being met is with regards to the promotion of economic growth and strengthening and diversification of the economy which is in many respects outside the control of the Council.

6.13 A number of key Supplementary Planning Guidance (SPG) documents have been approved since the Plan was adopted in November 2012. These include:

- The Works Design and Masterplan
- Access, Car Parking and Design
- Hot Food and Drink Uses in Town Centres
- Heads of the Valleys Smaller Scale Wind Turbine Development – Landscape Sensitivity and Capacity Study
- Planning Guidance for Smaller Scale Wind Turbine Development – Landscape and Visual Impact Assessment Requirements

5. Where progress has not been made, what are the reasons for this and what knock on effects it may have?

6.14 The primary reason for the slow delivery of some aspects of the LDP is directly attributable to the impact of the global economic recession on the operations of the housing and commercial markets. Whilst, a prolonged reduction in investment in housing and commercial development will inevitably have an adverse impact on the delivery of some elements of the LDP the Council does not consider it necessary to amend or review the LDP at this time. Whilst Wales as a whole has come out of recession areas such as the Heads of the Valleys are the last to benefit from the upturn. The JLL South Wales Report 2015 review of the property market and its comments on the housing market supports this view *'activity remains limited in our most disadvantaged communities, including the Heads*

of the Valleys' (JLL South Wales Report - 2015). The knock on effect is slow delivery of housing, retail and employment allocations which in turn is limiting economic and population growth.

6. What aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and/or sustainable development objectives.

6.15 The Council does not consider that any aspects of the Plan need adjusting or replacing at this time.

7. If policies or proposals need changing, what suggested actions are required to achieve this?

6.16 The Council does not consider that any aspects of the plan need adjusting or replacing at this time. A full review of the Plan will be triggered next year.

RECOMMENDATIONS

6.17 In the Council's opinion there is no evidence to suggest there is a need for a full or partial review of the LDP at this time. Whilst progress on delivering the Strategy of Growth and Regeneration is slower than expected this is due to the fact that the area has yet to come out of recession. This is beyond the control of the Council.

6.18 The Council believes that great progress has been made in terms of delivery at 'The Works' (Policy MU2) with significant infrastructure being put in place including the extension of the rail line. The remaining land available forms a prime site ready for delivery of residential and employment land when the market improves. The Council is working to bring this land forward for development. Residential land is to be released to the market later this year and the employment land is being actively marketed through the Enterprise Zone.

6.19 The other Strategic mixed use site 'Ebbw Vale Northern Corridor' (Policy MU1) is also being readied for development with planning permission granted for 250 houses and the Council working with partner RSL's to develop a further 200 houses on the former school site. Welsh Government is readying the Rhyd-y-Blew strategic employment site for development and is actively promoting it for employment purposes.

6.20 Blaenau Gwent's Enterprise Zone status and the proposed Circuit of Wales are major incentives to assist attracting businesses and house builders to the area.

6.21 There is, therefore, no evidence to suggest there is a need for a full or partial review of the LDP at this time.

Recommendations

As a result of the findings of the Annual Monitoring Report for 2015 it is recommended that:

1. No full or partial review of the LDP is required at this time.
2. AMR actions identified to address underperforming areas to be implemented.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
Mixed Use Sites			
MU1	Ebbw Vale Northern Corridor	<p>Strategic mixed-use employment site – on land at Rhyd-y-Blew (29.8 ha of which 13.2 ha is the indicative developable area)</p> <p>Employment and road side services - at Bryn Serth (22.8 ha of which 10.5 ha is the indicative developable area)</p> <p>Commercial leisure hub – commercial leisure and associated A3 uses (4 ha)</p> <p>Residential - 805 homes including 10% affordable housing on three parcels of land (23 ha) <i>(It should be noted that not all of the existing facilities are required to relocate to enable the provision of 805 homes)</i></p> <p>A network of green links – to allow the effective integration of the SINCs and other key habitat areas</p>	<p>Part of Enterprise Zone Full application approved (2013/0199) in February 2014 for access and engineering works have been completed with sewerage connection work underway. These infrastructure works are intended to make the site ready and suitable for inward investment</p> <p>Part of Enterprise Zone Outline planning (2002/0061 & 2010/0269) permission for mixed-use development including employment and road side services (A3, C1, B2 & B8 uses) has now lapsed on the site. The site is currently for sale and is being actively marketed</p> <p>Partly covered by mixed use application at Bryn Serth No progress on remainder of leisure hub</p> <p>Outline planning application (2013/0170) for 250 housing units on the former reservoir site has been granted subject to the signing of a S106 agreement Former Ebbw Vale Comprehensive School and College site have been demolished and a scheme is being prepared for a further 250 houses as a joint venture between the Council and RSL partners</p> <p>These are being secured through S106 contributions or on site works</p>
MU2	'The Works', Ebbw Vale	<p>Aneurin Bevan Hospital – a 96 bed Local General Hospital;</p> <p>The Central Valley & Wetlands Park – a green corridor running through the site</p>	<p>The development is complete</p> <p>The development is complete</p>

Policy Ref.	Site Name	Description	Progress
		<p>Environmental Resource Centre – Provides an education facility for local children and the community to explore the heritage and ecology of the site</p> <p>Employment – 5 ha of commercial and business space primarily located adjacent to the hospital site</p> <p>Residential – Approximately 520 homes at varying densities across the site built to higher than nationally required standards and including 20% affordable housing</p> <p>Learning Zone – The Learning Zone includes the provision of education and training for 14-19 year olds. The Works site will also include a 21st Century 3-16 School over two sites that will provide; primary education; an integrated children’s centre, secondary education and the relocated Pen y Cwm Special School</p> <p>Leisure Centre and Sports Fields – A new leisure centre and sports pitches will be developed to provide new leisure amenities for the community</p> <p>Arts Centre – A new arts centre will be developed to provide a community and professional arts/cultural event programme</p> <p>Basement Strategy – A range of uses are being considered for the basements including sports and leisure, exhibition space, summer markets for food & craft including a café, education and recreation facilities</p>	<p>The development is complete</p> <p>Part of Enterprise Zone The REGAIN building is complete Outline planning permission has been granted for B1 employment use on 4.8 ha of land to the south east of Lime Avenue</p> <p>5 sustainable houses have been completed on the site A Design and Masterplan for the site was adopted in October 2013 A Development Brief for the Northgate area has been consulted on and the site is currently being actively marketed</p> <p>The development is complete</p> <p>The development is complete</p> <p>Exploring funding opportunities</p> <p>On-going</p>

Policy Ref.	Site Name	Description	Progress
		<p>Retail – The retail element will only consist of local convenience facilities, including local shops and smaller commercial units;</p> <p>Energy Centre – A centralised energy hub.</p> <p>Family History & Genealogy Visitor Centre – The Former General Offices (Grade II* Listed Building) is to become a visitor centre bringing industrial heritage to life and showcasing one of the largest archives in Wales.</p> <p>Public Realm – Focus on a sequence of public squares running through the site.</p>	<p>The development has not started</p> <p>The development is complete</p> <p>The development is complete</p> <p>The development is complete</p>
MU3	NMC Factory and Bus Depot, Brynmawr	<p>Residential – maximum of 60 homes including 10% affordable housing; and</p> <p>Commercial / Leisure/ Community Facility opportunity to act as an active link between Brynmawr District Town Centre and Lakeside Retail Park</p>	Pre applications discussion held with owners of part of the site with a view to submitting an outline planning application at the end of the year
Action Areas			
AA1.1	Southern Gateway, Ebbw Vale	<p>Mechanical Link - Planning permission was granted in December 2013 for an outdoor inclined mechanical link, which will provide a pedestrian connection between the town centre and ‘The Works’ site</p> <p>Proposed office and retail development</p>	<p>The Cableway is complete</p> <p>Discussions are ongoing with Regeneration, Planning and Estates regarding the development potential of the site and the preparation of a development brief for this site.</p>
AA1.2	Market Square, Ebbw Vale	<p>Provision of a key link with Ebbw Vale Northern Corridor site</p> <p>Mixed-use development</p>	<p>No progress to date</p> <p>No progress to date</p>
Retail			

Policy Ref.	Site Name	Description	Progress
R1.1	Rhyd y Blew Retail Park, Ebbw Vale	6,000 sq m of non-food retail comprises of 13 retail units of varying sizes	The land has been sold. Discussions have taken place on the future use of the site which are currently being explored by the landowners.
R1.2	Extension to Festival Shopping Outlet Centre, Ebbw Vale	1,400 sq m of comparison floorspace	Since the adoption of the Plan, planning permission has been granted (2012/0243 November 2012) to allow an extension of the statutory time period for commencement of works on land to the north of Festival Shopping Development has not started on site
R1.3	Extension to Tesco Stores, North West Approach, Ebbw Vale	1,700 sq m of convenience and comparison	Since the adoption of the Plan, planning permission has been granted (2011/0154 February 2013) for a 1,704 sq m (net sales area) extension to the existing Tesco food store. This permission supersedes the permission that was granted in 2008 for an extension to the store. Development has not started on site
R1.4	Market Street, Ebbw Vale	600 sq m of comparison floorspace	The site is currently being used as a car park No progress to date
Housing			
H1.1	Willowtown School, Ebbw Vale	Allocation for 22 units Planning Permission has not been granted.	The school building has been demolished No progress to date
HC1.1	North of Cwmyrdderch Court Flats, Ebbw Vale	Committed housing site for 16 units The site is a self-build site	1 unit built and foundations started for another unit The site is under construction
HC1.2	Letchworth Road, Ebbw Vale	Committed housing site for 16 units The site is a self-build site	7 units built on site and a further unit under construction The site is under construction
HC1.3	Old 45 Yard, Steelworks Road, Ebbw Vale	Committed housing site for 82 units	The development is complete
HC1.4	Adjacent Pant-y-Fforest, Ebbw Vale	Committed housing site for 21 units Outline planning (2009/0394) granted in 2011	A planning application (2014/0077) to vary a condition to extend the time period for the submission of a reserved matters planning application has been approved subject to the signing of a S106. Development has not started on site

Policy Ref.	Site Name	Description	Progress
HC1.5	Heol Elan, Ebbw Vale	Committed housing site for 43 units	The development is completed
HC1.6	Land at College Road, Ebbw Vale	Committed housing site for 41 units	The development is completed
HC1.7	Adj Sports Ground, Gwaun Helyg, Ebbw Vale	Committed housing site for 69 units	Since the base date of the Plan, full permission (2009/0266) was granted in 2010 for 73 units The site is under construction
HC1.8	Higgs Yard, Ebbw Vale	Committed housing site for 29 units Full permission (2007/0658) was granted in 2009	Vacant site that is being promoted Development has not started on site
HC1.9	Mountain Road, Ebbw Vale	Committed housing site for 22 units	Since the base date of the Plan reserved matters were approved (2011/0357) in 2011 for 33 units at this site. The development is completed
HC1.10	Briery Hill, Ebbw Vale	Committed housing site for 33 units	Since the base date of the Plan full permission has been granted for 32 affordable housing units (2013/0250) The site is under construction
H1.2	Cartref Aneurin Bevan, Tredegar	Housing allocation for 13 units No planning applications received	Site cleared ready for development No further progress to date
H1.3	Greenacres, Tredegar	Housing allocation for 18 units No planning applications received	Scheme being prepared by Melin Homes No further progress to date
H1.4	Land adjacent to Chartist Way, Tredegar	Housing allocation for 101 units No planning applications received	No further progress to date
HC1.11	Derelict Bus Garage, Woodfield Road, Tredegar	Committed housing site for 11 units	The development is completed
HC1.12	Former LCR Factory, Charles Street, Tredegar	Committed housing site for 14 units The site is a self-build site	2 units completed and a further unit under construction which is nearing completion The site is under construction
HC1.13	Former Factory Site, Pochin, Tredegar	Committed housing site for 28 units Planning permission for reserved matters was granted (2008/0360) in 2008	The factory has been demolished and some ground work undertaken Development has not started on site
HC1.14	Land at Poultry Farm, Queen Victoria Street,	Committed housing site for 3 units Site of 22 units mostly developed	19 units complete on site 3 units not started

Policy Ref.	Site Name	Description	Progress
	Tredegar	prior to base date of Plan there are 3 plots remaining	
HC1.15	Upper Ty Gwyn Farm, Nantybwhch, Tredegar	Committed housing site for 38 units The site is a self-build site	13 units complete on site and a further unit under construction nearing completion The site is under construction
HC1.16	Former LCR Factory, opposite Tredegar Comprehensive School, Tredegar	Committed housing site for 47 units	The development is complete
HC1.17	Peacehaven, Tredegar	Committed housing site for 147 units	53 units completed and 24 under construction The site is under construction
HC1.18	The Goldmine, Sirhowy, Tredegar	Committed housing site for 16 units Planning permission expired	The building has been demolished Development has not started on site
HC1.19	BKF Plastics, Ashvale, Tredegar	Committed housing site for 54 units	The building has been demolished Development has not started on site
HC1.20	Sirhowy Infants School Site, Tredegar	Committed housing site for 23 units	Since the adoption of the Plan full permission has been granted (2013/0257) subject to the signing of a S106 agreement Development has not started on site
HC1.21	Corporation Yard, Tredegar	Committed housing site for 23 units Outline planning permission was granted (2007/0418) in 2008	The site is being promoted The development has not been started
HC1.22	Park Hill, Tredegar	Committed housing site for 160 units Outline permission (2003/0322) was granted in 2005 for 160 dwellings	Since the base date of the Plan full permission was granted on part of the site (2009/0329) and outline permission was granted on the remainder of the site (2009/0328) in 2010. In total planning permission has been granted for 293 units. The development has not been started
H1.5	Garnfach School, Nantyglo	Housing allocation for 28 units No planning applications received	The school buildings have been demolished No further progress to date
H1.6	Crawshay House, Brynmawr	Housing allocation for 25 units No planning applications received	The buildings are vacant but are yet to be demolished

Policy Ref.	Site Name	Description	Progress
			The site has been sold to a local developer
H1.7	Infants School & Old Griffin Yard, Brynmawr	Housing allocation for 36 units Planning permission granted for the demolition of buildings No further planning applications received	The school buildings have been demolished No further progress to date
H1.8	Hafod Dawel Site, Nantyglo	Housing allocation for 44 units	The development is complete
H1.9	West of the Recreation Ground, Nantyglo	Housing allocation for 15 units No planning applications received	No further progress to date
H1.10	Land to the East of Blaina Road, Brynmawr	Housing allocation for 25 units. No planning applications received	No further progress to date
H1.11	Land to the North of Winchestown, Nantyglo	Housing allocation for 15 units. No planning applications received	No further progress to date
HC1.23	Recticel and Gwalia Former Factory Site, Brynmawr	Committed housing site for 45 units	The development is complete
HC1.24	Land at Clydach Street, Brynmawr	Committed housing site for 12 units The site is a self-build site.	7 units have been completed on site The site is under construction
HC1.25	TSA Woodcraft, Noble Square Industrial Estate, Brynmawr	Committed housing site for 25 units Full planning permission (2006/0619) granted in 2007 for 37 units	12 units have been completed and 25 remain to be built The site is on hold due to the downturn in the housing market
HC1.26	Roberto Neckwear, Limestone Road, Nantyglo	Committed housing site for 19 units Outline planning permission (2005/0602) was granted in 2006. - this has now expired	No further progress to date
HC1.27	Cwm Farm, Blaina	Committed housing site for 78 units Outline planning was granted for phase 4 (2004/0608) in 2005 The site is part self-build and part developer led	The site is under construction
HC1.28	Salem Chapel, Waun Ebbw Road and Pond Road Junction, Nantyglo	Housing commitment for 11 units Full permission was granted in 2008 for 11 units	The development has not been started
H1.12	Six Bells Colliery Site, Six Bells	Housing allocation for 40 units No planning applications received	No further progress to date

Policy Ref.	Site Name	Description	Progress
H1.13	Warm Turn, Six Bells	Housing allocation for 32 units No planning applications received	No further progress to date
H1.14	Roseheyworth Comprehensive, Abertillery	Housing allocation for 33 units No planning applications received	No further progress to date
H1.15	Former Mount Pleasant Court, Brynithel	Housing allocation for 18 units No planning applications received	No further progress to date
H1.16	Hillcrest View, Cwmtillery	Housing allocation for 22 units Full planning permission granted (2008/0383) in 2010	The development has not been started
H1.17	Quarry Adj to Cwm Farm Road, Six Bells	Housing allocation for 22 units No planning applications received	No further progress to date
HC1.29	At Cwm Farm Road, Abertillery	Committed housing site for 20 units	Since the base date of the plan outline planning permission (2012/0005 renewal of 2008/0207) was renewed in 2012 The development has not started
HC1.30	Former Swffryd Junior School, Swffryd	Committed housing site for 18 units	The development is complete
HC1.31	Land at Penrhiw Estate, Brynithel	Committed housing site for 23 units Outline planning permission granted in (2005/0578) in 2006 A renewal of this planning permission was granted in 2009 (2009/0151)	The development has not been started
Gypsy Traveller			
GT1	Land South of Cwmcraehen Gypsy Site, Nantyglo	Accommodation for 6 pitches	Blaenau Gwent is in talks with WG for funding to deliver a scheme at this site. Preliminary planning discussions have been held regarding the design of the scheme and a planning application is being prepared.
Transport			
Cycle Routes			
T1.1	HoV Route linking Nine Arches Tredegar to Brynmawr		The development is complete
T1.2	Link from HoV to Rassau Industrial Estate		The development has not started
T1.3	HoV to Ebbw Vale and Cwm	Full consent granted (2011/0248) for route through the garden festival site	The development is complete
T1.4	Cwm to Aberbeeg		The development is under construction
T1.5	Link from HOV		The development has not started

Policy Ref.	Site Name	Description	Progress
	to Trefil		
T1.6	Links from HoV to Tafarnaubach Industrial Estate		The development has not started
T1.7	Hilltop to Ebbw Vale to Manmoel		The development has not started
T1.8	Brynmawr to Blaenavon	2 planning applications have been approved (2011/0213) at A465 Ben Wards Field/Noble Square and (2012/ 0002) links T1.8 to Blaenavon	The development is complete
T1.9	Extension of Ebbw Fach Trail from Abertillery to Aberbeeg and completion of missing section through Blaina	3 planning applications have been approved for this cycle route (2009/0275, 2011/0077, 2011/0287)	The development is complete
T1.10	Link to Cwmtillery Lakes		The development has not started
T1.11	Aberbeeg to Royal Oak		The development has not started
T1.12	Royal Oak to Swffryd		The development has not started
Rail Network and Station Improvements			
T2.1	Extension of rail link from Parkway to Ebbw Vale Town		The development is complete. The railway line was operational in May 2015
T2.2	Provision of new station and bus interchange at Ebbw Vale		The development is complete
T2.3	Extension of rail link to Abertillery		No further progress has been made
T2.4	Provision of new station and Park and Ride at Abertillery		No further progress has been made
T2.5	Rail freight provision at Marine Colliery		No further progress has been made
Safeguarding of Disused Railway Infrastructure			
T3	Rail track east of Brynmawr	This is a safeguarding policy	Safeguarding in place
Improvements to Bus Services			
T4.1	Bus Priority Scheme along		The development has not started

Policy Ref.	Site Name	Description	Progress
	the Brynmawr to Newport Bus Corridor		
T4.2	Bus Interchange improvement at Brynmawr		The development is complete
T4.3	Bus Interchange improvement at Ebbw Vale		The development is complete
New Roads to Facilitate Development			
T5.1	Construction of a Peripheral Distributor Road through 'The Works'		The development is complete
T5.2	Online improvements between the Peripheral Distributor Road and the A465		The development is complete
Regeneration led Highway Improvements			
T6.1	Dualling of the A465 Heads of the Valleys Road (Tredegar to Brynmawr)		The site is under construction
T6.2	Online improvements to the A4046 south of Cwm		The development has not started
T6.3	Online improvements to the A4048 south of Tredegar		The development has not started
T6.4	Online improvements to the A467 south of Abertillery		The development has not started
Employment			
EMP 1.1	Land at Festival Park, Ebbw Vale		The development has not started
EMP1.2	Land at Tredegar Business Park, Tredegar	Part of Enterprise Zone	The development has not started
EMP1.3	Land at Rising Sun Industrial Estate, Nantyglo		The development has not started
EMP 1.4	Rassau Platform	Part of Enterprise Zone	The development has not started

Policy Ref.	Site Name	Description	Progress
	A, Ebbw Vale		
EMP 1.5	Rassau Platform B, Ebbw Vale	Part of Enterprise Zone	The development has not started
EMP 1.6	Land at Waun-y-Pound, Tredegar		The development has not started
EMP 1.7	Marine Colliery, Ebbw Vale		The development has not started
EMP 1.8	Crown Business Park Platform A, Tredegar		The development has not started
EMP1.9	Crown Business Park Platform B, Tredegar		The development has not started
EMP1.10	Land at Roseheyworth Business Park, Cwmtillery		The development has not started
Education			
ED1.1	Ysgol Gymraeg, Brynmawr	New primary school The new school opened in 2009	The development is complete
ED1.2	Lower Plateau Six Bells Colliery Site	In February and March 2015, formal consultation was undertaken on the proposal as part of the 3-16 Abertillery Learning Community. The Education Recovery Board has approved the Councils plans to establish the learning community in Abertillery. A new primary school on the former Six Bells Colliery site to replace Bryngwyn and Queen Street is likely to be open in September 2017.	The development has not started
Community Facilities			
CF1.1	Sirhowy Infants School, Tredegar	Community Centre	Since the adoption of the Plan full planning permission has been granted (2013/0257) subject to the signing of a S106 agreement for housing on adjacent land. This secures the delivery of the community centre. The development has not started, negotiations are still on going.
Tourism and Leisure			
TM1.1	Eastern Valley Slopes, Ebbw Vale	Potential for tourism, leisure and education via promotion of access to the countryside and improvement to the natural environment.	Works to date include: Extension to car park at Silent Valley Nature Reserve Monitored tree growth and woodland development Drainage improvements carried out to hydrological system

Policy Ref.	Site Name	Description	Progress
			300m access improvements to site/repaired gate/improved access to common The development is on-going
TM1.2	Garden Festival, Ebbw Vale	Proposal to develop Festival Park into a major tourist destination. 3 applications have been granted: 2010/0132 for Castle, super tubing 2011/0109 for Vertigo hang loose zip-wire attraction 2011/0248 for widening of footpaths and creation of new sections for shared use.	The development is complete The development has not started The development is complete
TM1.3	Blue Lakes, Tredegar	Ebbw Vale and District Development Trust (EVAD) proposal to create a new park, visitor centre and café	EVAD have been disbanded and it is unlikely that this scheme will proceed. The development has not started
TM1.4	Bedwellty House and Park, Tredegar	Restoration of Bedwellty House to create a visitor experience, restaurant, gardens and function area	The development is complete
TM1.5	Parc Bryn Bach (including a hotel), Tredegar	Potential to further develop the tourism offer of the park with opportunities for a hotel and bunk-house facility	The development has not started
TM1.6	Nantyglo Roundhouse Towers, Nantyglo	Potential for heritage centre and educational resource	The development has not started
TM1.7	Cwmtillery Lakes, Cwmtillery	Outdoor Gateway and Education facility as a base for outdoor activities.	Community led project which is unlikely to be taken forward The development has not Started
Formal Leisure			
L1.1	Chartist Way, Tredegar	Informal play space provision.	Not started
Land Reclamation			
ENV4.1	Pennant Street phase 2, Ebbw Vale		No further progress to date
ENV4.2	Parc Bryn Bach, Tredegar		No further progress to date
ENV4.3	Cwmcraehen, Brynmawr		No further progress to date
ENV4.4	Llanhilleth Pithead Baths, Llanhilleth		No further progress to date
ENV5.1	Cefn Golau Cemetery,		No further progress to date

Policy Ref.	Site Name	Description	Progress
	Tredegar		
ENV5.2	Dukestown Cemetery, Tredegar		No further progress to date
ENV5.3	Blaina Cemetery, Blaina		No further progress to date
Waste			
W1.1	Land south of Waun-y-Pound, Tredegar		This site was offered up as part of the Heads of the Valleys Organics project. None of the bidders selected chose to use the site. However, the selected bidder no longer wishes to proceed. A new procurement is to be commenced and the site may be offered as part of this.
W1.2	Silent Valley, Ebbw Vale	New bulking / waste transfer facility. Permission granted (2013/0105) in 2013.	The development is complete

Appendix 2: Changes to LDP and SA Monitoring Framework

Policy Ref.	Indicator	Change	Reason
Local Development Plan Monitoring Framework			
SP1	Transport projects delivered	Outcome by end of 2016 Transport projects 13 projects delivered	To correct an error in the number of transport projects.
SP2	Transport projects delivered	Outcome by end of 2016 Transport projects 3 projects delivered Outcome by end of 2021 Transport projects 5 projects delivered	To correct an error in the number of transport projects
Sustainability Monitoring Framework			
SA22	% of new homes meeting Code for Sustainable Homes Code Level 4 or above	It is proposed to delete this indicator from the monitoring framework	Due to the withdrawal of the Code for Sustainable Homes from planning policy requirements.
SA22	% of non-residential buildings meeting BREEAM Excellent standard or above	It is proposed to delete this indicator from the monitoring framework	Due to the withdrawal of BREEAM from planning policy requirements
SA23	Percentage of surface water of good status	It is proposed to amend this indicator to report the overall status, as follows: Percentage of surface water (natural water bodies) of overall good status	Local evidence packages from NRW on the water framework directive focus on the overall status
SA23	Percentage of groundwater of good status	It is proposed to amend this indicator to report the overall status, as follows: Percentage of groundwater) of overall good status	Local evidence packages from NRW on the water framework directive focus on the overall status
SA23	Percentage of surface water of good chemical status	It is proposed to delete this indicator from the monitoring framework	Information regarding this indicator is no longer received at a local level and therefore it is proposed to delete this indicator
SA23	Percentage of surface water of Good Ecological Potential (heavily modified water bodies)	It is proposed to delete this indicator from the monitoring framework	Information regarding this indicator is no longer received at a local level and therefore it is proposed to delete this indicator

Appendix 3: Mandatory Indicators

Mandatory Indicators	Monitoring Results
The housing land supply taken from the current Housing Land Availability Study	The current published Joint Housing Study for Blaenau Gwent (2014) indicates that there is a 2.01 year land supply.
Number of net additional affordable and general market dwellings built per annum	A total of 42 general market units and 7 affordable units were built in 2014-15.
Net employment land supply / development per annum	None of the 50 ha net employment land supply has been developed in 2013-2014.
Amount of development, including housing, permitted on allocated sites in the development plan as a % of development plan allocations and as a % of total development permitted (ha and units)	From a total 379.75 ha of allocated land 21.48 ha was permitted in 2014-2015 which is equivalent to 5.6%. Out of a total of 26.52 ha of land permitted 21.47 ha was on allocated sites, which is equivalent to 81%.
Average density of housing development permitted on allocated development plan sites	The average density of housing development permitted on allocated sites is 47 per ha for the period 2014-15.
Amount of new development permitted on previously developed land (brownfield redevelopment and conversions) expressed as a percentage of all development permitted (BGCBC Planning Applications)	During 2014-2015, 84% or 22.41 ha of a total of 26.52 ha permitted was on previously developed land.
Amount of major retail, office and leisure development (sq m) permitted in town centres expressed as a percentage of all major development permitted (TAN 4);	No major retail, office and leisure developments have been permitted in Blaenau Gwent's town centres.
Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests	During 2014-2015, one permission for highly vulnerable or emergency services was permitted within flood zone C2 not meeting all TAN 15 tests.
Amount of greenfield and open space lost to development (ha) which is not allocated in the Plan	During 2014-2015 0.8 ha of open space has been lost to development.
The extent of primary land-won aggregates permitted expressed as a percentage of the total capacity required, as identified in the regional waste Plan	71% of the total capacity required has been permitted. No further capacity has been permitted in 2014-2015.
The capacity of renewable energy developments installed per annum	2.9 MW of renewable /low carbon energy was installed in 2014-2015.