



Blaenau Gwent Local Development Plan

ANNUAL MONITORING REPORT 2017



September 2017

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EXECUTIVE SUMMARY

The Blaenau Gwent Local Development Plan (LDP) was adopted on 22nd November 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.

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

- Since the EU referendum in June 2016, economic growth has withstood the political and economic uncertainty better than expected.
- Wales lags behind England and Scotland in terms of the unemployment rate and economically active.
- Blaenau Gwent is well below the Wales average in almost all socio economic indicators.

Housing

- The UK housing market is still feeling the effects of the credit crunch, with existing homeowners struggling to trade up, a doubling of typical first-time buyer deposits, and a huge gap between London and the rest of Britain.
- Blaenau Gwent house prices fail to rise in line with Wales and so the gap between Wales and Blaenau Gwent is the widest yet.

Policy, Legislation and Statistical Change

National Policy and Legislation

- The Well-being of Future Generations Act (Wales) 2015 – places a duty on public bodies to carry out sustainable development and to set objectives which maximise its contribution to achieving each of the seven well-being goals.
- The Environment Act (Wales) 2016 – creates a new and more integrated approach to managing natural resources in order to achieve long-term sustainability.
- The Historic Environment (Wales) 2016 – provides more effective protection to listed buildings and scheduled ancient monuments, improves the sustainable management of the historic environment and introduces greater transparency and accountability into decisions taken on the historic environment.

- Planning Policy Wales Edition 9 (November 2016) – chapter 2 updated to reflect changes in legislation including those in the Planning Wales Act (2015); the procedural content of chapter 3 has been streamlined as a result of the publication of the Development Management Manual and includes reference to Developments of National Significance; Chapter 4 has been updated to include the statutory purpose of the planning system, minor amendments as a result of the Well-being Future Generations (Wales) Act 2015, minor changes regarding design and access statements linked to the Planning (Wales) Act 2015; Chapter 6 has been fully revised following royal assent of the Historic Environment (Wales) Act 2016; and Chapter 10 has been refreshed to update national planning policy for retail and commercial development.
- Technical Advice Note 4: Retail and Commercial Development (November 2016) – has been revised and supersedes the 1996 version.
- Technical Advice Note 12: Design (March 2016) – has been revised and replaces the 2014 version and Circular 16/94 Planning Out Crime.
- Technical Advice Note 24: The Historic Environment (May 2017) – has been revised and replaces the following Welsh circulars: 60/96 Planning and the Historic Environment: Archaeology; 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas; and 1/98 Planning and the Historic Environment: Directions by the Secretary of State for Wales.
- Guidance on Design and Access Statements (March 2016) – new.
- Houses in Multiple Occupation: Practice Guidance (March 2017) – revised to provide greater clarity.

Statistics

- Mid-year estimate for Blaenau Gwent for 2016 is 69,928 up from 2015 (69,554).

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;
- **1,171** new dwellings were built in the period 2006-2017, which is well below the expected figure of 1,900 homes by 2016 and the plan requirement of 3,500 by 2021;
- In the period 2016-2017 (March to April) **87** new dwellings were built in the County Borough which is lower than last year's figure but a big improvement on the previous 2 years;
- 0.88 ha of employment allocations have been delivered this year;
- No retail allocations have been delivered to date;
- **1** transport scheme has been delivered this year bringing the total schemes completed to 12;
- Retail vacancy rates across Blaenau Gwent average **17.3%** which is a 1.4% increase from last year and 4.8% above the Welsh average;

- The population of Blaenau Gwent has **increased** from **69,554** in 2015 to **69,928** in 2016;
- The number of affordable dwellings built in 2016-17 was **48**;
- The housing land supply for Blaenau Gwent in 2017 was **1.27** years down by 0.08 years from last year and under the 5 year requirement;
- **46%** of LDP allocations have been granted planning permission whereas we are now over 73% through the plan period;
- **93%** of development permitted in 2016-2017 was on brownfield land, higher than the 80% target;

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

- The latest economic activity rate is **65.4%** which is down by 1.9% from last year, increasing the gap with the Wales average to 5.9%;
- The latest figure for the economically inactive wanting a job is **27.7%** down by **2.8%** from last year closing the gap to 1.1% above the Welsh average;
- Between 2014 and 2015 Blaenau Gwent gained **200** jobs in manufacturing. Overall there has been a net loss of **800** jobs since 2008 (baseline date);
- Between 2014 and 2015 Blaenau Gwent gained 270 jobs in services and construction, with an overall net gain of **270** jobs 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 decreased to **0.99** ha and is well below the target of 2.4 ha;
- There has been no loss of Listed Buildings or historic sites this year; and

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

- With a figure of **56.77%**, this is a significant improvement from 49% for 2015-16. Blaenau Gwent is working towards the Welsh Government Zero Waste Target of 58% for 2016.

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 2015-2016, in delivering the LDP targets and therefore its policies. As a visual aid in showing the monitoring outcomes, a simple colour coded system has been devised, as shown below.

	The monitoring aim is on-going, being met or exceeded
	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
	The monitoring aim is not being achieved and it is unlikely that this will be addressed without specific intervention

The result of the delivery of each of the monitoring aims is shown in the table below:

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 2016-2017 indicate that the targets in respect of 4 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 7 (annotated in red) are currently falling short of the required pattern of delivery and actions have been identified to address them.

Generally the issues arise due to development levels being far lower than planned which 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 number of triggers breached this year is less than last year. The following triggers were breached this year:

- The vacancy rate for Tredegar town centre at 17% has breached the trigger of 17%
- The net number of additional affordable and general market dwellings built at 1,171 is 38% below the target of 1,900 (2016 outcome) and has therefore breached the trigger of 30%.
- The number of net additional affordable houses secured through S106 at 35.3 is behind the target of 224 and breaks the trigger of being below 20% of this target.
- The trigger of not having a 5 year housing supply has been breached (1.27 years).
- 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 27%, has not met the target and has breached the trigger of -10%.
- In terms of the requirement for 23.8 ha of employment land to be delivered by 2016, with 0.88ha of employment allocations delivered, the Plan has breached the trigger of -20%.
- The trigger point of no decrease in the Fields in Trust Standard of 2.4 ha per 1,000 population has been breached.
- In terms of the number of years land bank of permitted reserves and the requirement of 100% provision of a 10 year landbank, according to the latest

available information (2014) the Plan is on target. However, in reality it is likely that there is no longer a 10 year landbank and therefore a trigger has been broken.

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 **£433.90** which is up by **£30.40** since last year although is **£64.40** less than the average figure for Wales;

Social

- All social housing within Blaenau Gwent meet the Welsh Housing Quality Standard;
- 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 **4.0** in 2015;
- **11.25** 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 Sustainability Monitoring table below. As a visual aid in showing the monitoring outcomes, a simple colour coded system has been devised, as shown below.

	The Plan is having a positive impact on the monitoring objective
	The Plan is not having an impact, or is having a mixed impact on the monitoring objective
	The Plan is having a negative impact on the monitoring objective

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 11 of the sustainability objectives (annotated in green), is not having a positive or is having a mixed impact on the majority 12 (annotated in amber); and is having a negative impact on 1 objective (annotated in red).

Overall, the plan is having a mixed impact.

Conclusions and Recommendations

The current economic situation, the lack of confidence in the housing market and viability issues has undoubtedly had an impact on the delivery of the Plan. Progress on delivering the Strategy of Growth and Regeneration continues to fall short of expectations.

This year the Plan was found to be meeting 4 out of 19 monitoring aims which is a slight improvement from last year. Whilst 10 monitoring aims were identified as not being achieved and needing intervention last year this has reduced to 7 this year. Also the number of trigger levels breached has reduced from 10 last year to 7 this year. Whilst improvements have been made this year the Plan is still not performing in areas such as retail, housing, employment and leisure.

Whilst many of the reasons for these failings are outside the control of the Council a number of actions have been put in place to ensure that under performance does not deteriorate further.

The statutory 4-year review of the Plan is underway and will recommend what revision procedure should be followed to replace the Plan.

Recommendation

As a result of the findings of the Annual Monitoring Report for 2017 it is recommended that:

1. AMR recommendations should be followed to help ensure identified under-performance in certain areas does not become a more acute, extensive and longer term trend.

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 analysis of the LDP, with the Council currently in the process of undertaking a formal review of the Plan. The results of this and the previous three AMRs will form a significant basis to this review.

1.3 This is the fourth AMR to be prepared since the adoption of the LDP and monitors the period 1st April 2016 and 31st March 2017. It 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 – 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. There are no proposed changes and deletions for this year.

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)</p> <p>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)</p> <p>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)</p> <p>The Plan is having a negative impact on the monitoring objective (SA)</p>

2.10 In instances where there is nothing to report the monitoring results will be left blank.

LDP Review

2.11 In November 2016, a formal review of the Plan was triggered, being 4 years after the Plan's adoption. A review of the LDP in advance of this formal 4-year review only takes place in exceptional circumstances. The conclusions of the previous 3 AMRs did not trigger a review.

2.12 The Council is currently making 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)

2.13 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 are fundamental in determining how the implementation and delivery of the LDP is progressing. However, it is important to understand 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 grew by just over 3% in 2014 the fastest rate since 2006 (PWC: UK Economic Outlook July 2016) but then slowed to an estimated 1.8% in 2016 as global growth moderated (PWC: UK Economic Outlook, March 2017). Since the EU referendum in June 2016, economic growth has withstood the political and economic uncertainty better than expected, particularly in relation to consumer spending and services.

3.5 The economic forecast provided by the Office of Budget Responsibility in March 2017 indicates that GDP will be up at 2% in 2017, fall to 1.6% in 2018 and then gradually rise back to 2% by 2020. Less optimistic forecasts provided by PWC indicate that economic growth for the UK and Wales in 2017 will be 1.6% and 1.4% respectively; decelerating in 2018 to 1.4% and 1.2% for the UK and Wales respectively. The main reason for the slowdown in economic growth is the anticipated reduction in business investment, resulting from the continued uncertainty surrounding negotiations to leave the EU, and a squeeze on real household spending from rising inflation and slower job growth.

3.6 In terms of individual sector growth, the service sector, which is the primary driver for economic growth, is expected to slow but remain positive in 2016-17. The construction sector will be most negatively affected as a result of lower investment levels, but certain manufacturing exporters will benefit from a weaker pound (PWC: UK Economic Outlook, March 2017).

3.7 When it comes to unemployment, Wales (4.6%) fairs better than Northern Ireland (5.3%), however the unemployment rates in England (4.5%) and Scotland (3.8%) are lower.

(Source NOMIS May 2017). In terms of economically active Wales (76.2%) doesn't perform so well and is lower than England (79.0%) and Scotland (77.1%) but higher than Northern Ireland (72.6%) (Source NOMIS May 2017).

Blaenau Gwent

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

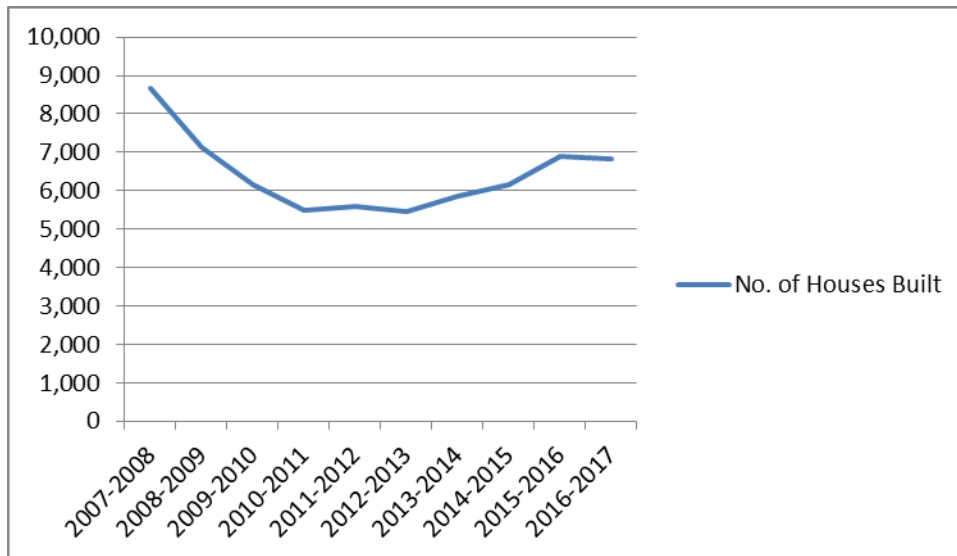
3.9 At the end of March 2017 the employment rate in Blaenau Gwent was 66.8%, an increase of 2.5% from 64.3% in 2016 but 4.6% lower than the Welsh average and the second lowest in Wales behind Cerdigion (Nomis). The unemployed (model based) rate was 5.8% the highest in Wales and 1.4% above the Welsh average. In 2016 the average annual earnings by residence stood at £433.9 which is the lowest in Wales and £64.4 less than the Welsh average (Source: Nomis)

Housing Market

3.10 Ten years on and the housing market is still feeling the after effects of the credit crunch, with existing homeowners struggling to trade up, a doubling of typical first-time buyer deposits, and a huge gap between London and the rest of Britain according to Savills (Savills July 2017). The average house price now stands at £478,142 in London, compared with the UK average of £209,971. By contrast, Wales, Yorkshire and Humberside, and the north-west have only just achieved positive price growth 10 years post credit-crunch.

3.11 Uncertainty caused by the EU referendum and weaker consumer sentiment will result in two quiet years in the housing market, according to Savills, with zero growth this year followed by a 2% rise in 2018. In Wales price growth is expected to fall this year.

3.12 A report from the Home Owners Alliance identifies a slowing down in the London market with only 37.3% resulting in a sale, compared with 48.3% last year. Properties that do sell are also taking longer to do so. A year ago, homes in London stayed on the market for 56.6 days but are now averaging 72 days.

Figure 1: Number of new dwellings started and completed annually in Wales 2006-2016**Blaenau Gwent**

3.13 House building completions in Blaenau Gwent have been erratic since 2006 due in part to a greater reliance on completions from the social sector where schemes tend to be completed at one point. The completion figures for 2009, 2012 and 2016 are evidence of this. Overall completions have been much lower than expected due to a distinct shortage of national builders operating in Blaenau Gwent. At present there is only one national builder operating in Blaenau Gwent and that is Davies Homes, at Bedwellty Gardens in Tredegar. The contribution from small sites to private sector completion decreased to 10 in 2017 which is the second lowest figure recorded. Overall completions were below the 140 per annum expected by the LDP between 2006-2011 fell well below the 260 expected between 2011 and 2016 and the 300 expected between 2017-2021.

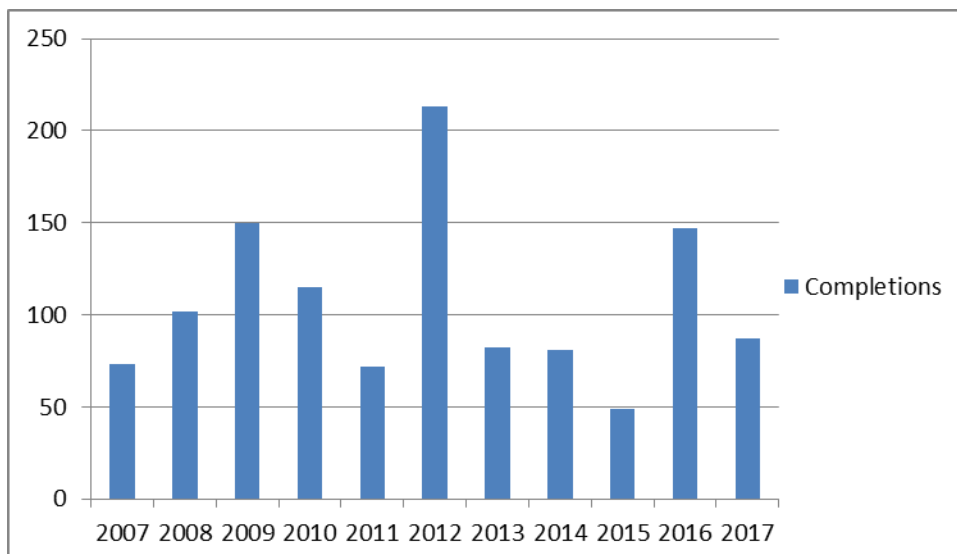
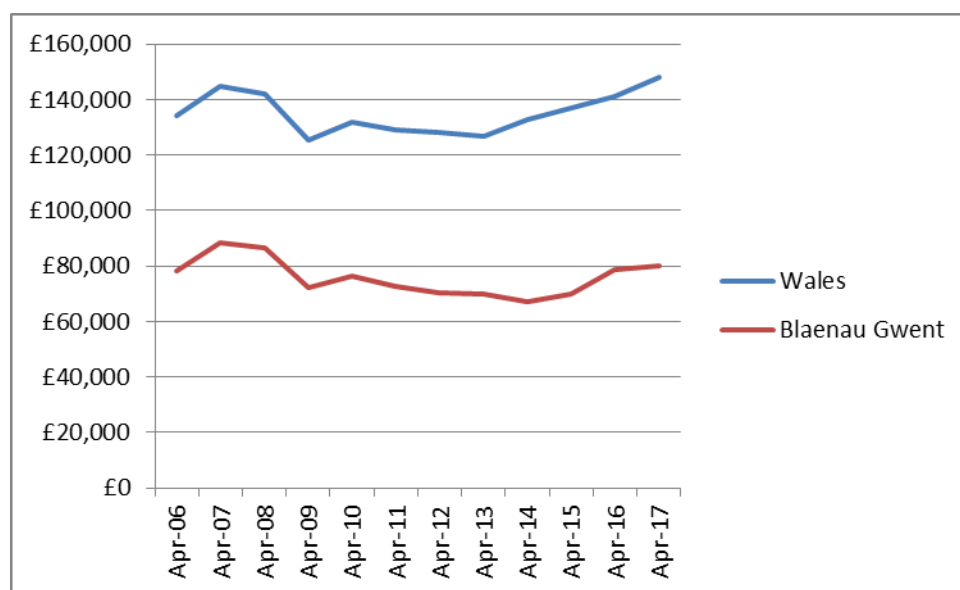
Figure 2: Housing Completions for Blaenau Gwent 2006-2017

Figure 3: Average House Price in Wales and Blaenau Gwent 2006-2017

3.14 According to the Land Registry, in April 2017 the average house price in Wales was £147,921 whereas the average house price in Blaenau Gwent was £80,162. As can be seen from the above graph, house prices in Blaenau Gwent are well below the Wales average. This year Blaenau Gwent house prices failed to rise in line with Wales and so the gap between Blaenau Gwent and Wales increased to its widest yet. This big gap in house prices is partly a reflection of the lack of new homes being built as they normally command a higher price.

Planning applications with significant impacts

3.15 The previous AMRs reported on a major planning application in Blaenau Gwent which could have had a significant impact on the economic future of the area: the Circuit of Wales, which received outline planning permission in September 2013. On the 27th June 2017, the Welsh Government announced the decision not to support the Circuit of Wales project in Ebbw Vale. The business case was examined in detail by the Welsh Government where it was decided not to back the project by underwriting it with over £210 million worth of public funds. It was decided that the financial risks outweighed the benefits of the project. This has raised increased uncertainty over whether the development will come forward. The situation will therefore need to be monitored.

3.16 Alongside the decision, it was announced that the Welsh Government were committing to building a new automotive technology business park in Ebbw Vale, with funding of £100m over 10 years, with the potential to support 1,500 new FTE jobs. The work will begin with the delivery of 40,000 sq ft of manufacturing space on land currently in public ownership. In addition, the Welsh Government are committing to working with partners to explore the potential of locating a South Wales metro depot in the Ebbw Vale

Enterprise Zone, and introducing programmes to support new and existing employers in Blaenau Gwent on skills development within the local workforce.

Policy, Legislation and Statistical Changes

3.17 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

The Well-being of Future Generations Act (Wales) 2015

3.18 The Well-being of Future Generations Act (Wales) 2015 places a duty on public bodies, including local authorities, to carry out sustainable development and to set objectives which maximise its contribution to achieving each of the seven well-being goals. Each public body must take all reasonable steps, in exercising its function, to meet those objectives.

3.19 The Act also establishes Public Service Boards (PSBs) for each local authority area in Wales who must improve economic, social, environmental and cultural well-being of its area by working to achieve the well-being goals. PSBs are responsible for preparing and publishing a Local Well-Being Plan (LWBP) which sets out its objectives and the steps it will take to meet them.

3.20 The well-being goals are broadly embedded within the LDP through the four key themes and it is not considered that the LDP needs significant revision in order to facilitate their achievement. A revised LDP will, however, need to complement the future LWBP and ensure that it expresses, in appropriate land use terms, those elements of the LWBP that relate to the development and use of land.

The Environment Act (Wales) 2016

3.21 The Environment Act (Wales) 2016 seeks to create a new, more integrated approach to managing natural resources in order to achieve long-term sustainability. Amongst other things, the Act strengthens the duty on public bodies to maintain and enhance biodiversity and provides a framework for area based natural resource management and planning. The Welsh Government is required to produce a National Natural Resources Policy, and Natural Resources Wales must also produce a State of Natural Resources Report and Area Statements, which will inform the preparation of both LWBPs and a revised LDP. The latter may also be indirectly influenced by the provisions within the Act relating to climate change and waste.

The Historic Environment (Wales) Act 2016

3.22 The Historic Environment (Wales) Act 2016 provides more effective protection to listed buildings and scheduled monuments, improves the sustainable management of the historic environment and introduces greater transparency and accountability into decisions

taken on the historic environment. Whilst the majority of provisions within the Act do not directly affect the preparation of development plans, a statutory register for historic parks and gardens and a statutory historic environment record will help inform the preparation of a revised LDP.

Planning Policy Wales (PPW) Edition 9 November 2016

3.23 The main changes contained in Edition 9 of PPW are to chapter 1 which has been updated to reflect the introduction of the 'Planning Performance Framework'. Chapter 1 has also been amended to take account of the introduction of validation appeals policy expectations.

3.24 Chapter 2, which deals with the Local Development Plan (LDP) process, has been updated to reflect changes in legislation, including provisions within the Planning (Wales) Act 2015.

3.25 The procedural content in Chapter 3: Development Management has been streamlined as a result of the publication of the Development Management Manual covering these processes. The revised chapter also now includes reference to Developments of National Significance following the relevant regulations coming into force as a result of the Planning (Wales) Act 2015.

3.26 Chapter 4: Planning for Sustainability has been updated to include the statutory purpose of the planning system which was introduced by the Planning (Wales) Act 2015. There have also been minor amendments to take account of the coming into force of the Well-being Future Generations (Wales) Act 2015. In addition, minor changes have been made regarding Design and Access Statements, linked to the Planning (Wales) Act 2015.

3.27 Chapter 6: The Historic Environment has been fully revised in conjunction with Cadw following Royal Assent of the Historic Environment (Wales) Act 2016. Chapter 10: Retail and Commercial Development has been refreshed to update the Welsh Government's national planning policy for retailing and commercial development.

Technical Advice Note 4: Retail and Commercial Development (November 2016)

3.28 Technical Advice Note (TAN) 4: Retail and Commercial Development (November 2016) supersedes TAN 4 – Retailing and Town Centres (1996). The TAN provides guidance on the retail policies set out within chapter 10 of PPW, including:

- Defining retail and commercial centre hierarchies;
- Retail strategies, masterplans and place plans;
- Retail needs and sequential tests;
- Primary and secondary areas and change of use;
- Local Development Orders; and
- Retail and commercial centre 'health checks'.

3.29 With regards to 'health checks', TAN 4 recommends a number of indicators which are useful in measuring vitality, attractiveness and viability of established centres

(paragraph 3.13). Whilst a number of these indicators are already used as part of the LDP annual monitoring process, consideration will need to be given to the appropriateness of using the remaining indicators as a means of monitoring change over time in the County Borough's principal and district and local town centres.

3.30 TAN 4 also highlights the need for local planning authorities to work together when preparing their retail evidence and strategies in order to address cross boundary issues and better understand how their retail hierarchies fit in to wider region or sub region (paragraph 3.2). Such collaborative working could be integrated with the preparation of an evidence base for a strategic development plan (see section 2.2 below).

Technical Advice Note 12: Design (March 2016)

3.31 This TAN replaces TAN 12: Design (2014) and Circular 16/94: Planning Out Crime. The TAN provides guidance on how good design should be achieved through the planning process. It provides advice and information on a number of related areas including the definition of design for planning purposes, design considerations such as access, local planning authority design policy and advice, the process for preparing design and access statements and information on how to achieve sustainable buildings.

3.32 The TAN will be taken into account when reviewing development management policies as part of the LDP review process.

Technical Advice Note 24: The Historic Environment (May 2017)

3.33 The TAN replaces the following Welsh Office Circulars: 60/96 Planning and the Historic Environment: Archaeology; 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas; and 1/98 Planning and the Historic Environment: Directions by the Secretary of State for Wales.

3.34 The TAN provides guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and listed building applications. The TAN identifies that the following aspects of the historic environment should be considered: World Heritage Sites; scheduled monuments; archaeological remains; listed buildings; conservation areas; historic parks and gardens; historic landscapes; and historic assets of special local interest.

3.35 The TAN will be taken into account when reviewing policies as part of the LDP review process.

Regional Policy Framework

Cardiff City Deal

3.36 In March 2016, the UK Government agreed a £1.2 billion city deal for the Cardiff Capital Region in partnership with the Welsh Government and 10 Local Authorities of which Blaenau Gwent is one. Over its lifetime, the City Deal is anticipated to deliver up to 25,000 new jobs and leverage an addition £4 billion of private sector investment.

3.37 The City Deal will provide local partners with the powers and resources to unlock significant economic growth across the Cardiff Capital Region. It also provides an opportunity to continue tackling the area's barriers to economic growth by: improving transport connectivity; increasing skills, supporting people into work; and giving businesses the support they need to innovate and grow.

3.38 The City Deal will directly influence the co-ordination of economic development across the region through its overarching economic development strategy and investment choices. The latter will be directed towards delivering transport schemes, such as the South East Wales Metro and the Valleys Line Electrification; unlocking housing and employment sites; and developing research and innovation facilities. In the longer term, a strategic development plan will provide the spatial perspective of the economic development strategy and represent the overarching framework for development across the city region.

3.39 The economic conditions of both Blaenau Gwent and the wider region will be significantly improved over the next 20 years if the City Deal delivers the level of jobs, growth and investment anticipated. It could prove to be a catalyst in delivering allocated development sites.

Local Government Re-organisation

3.40 Mark Drakeford the Minister for Local Government made a statement on Local Government Reform on Tuesday 18th July 2017. He set a new approach to systematic and mandatory regional working to ensure Councils are resilient, both financially and in terms of the services they provide.

3.41 He intends to proceed with proposals which would see regional working becoming, over time, the norm in many areas of local government activity. This will build on the City and Growth Deals and will require economic development and strategic transport and strategic land-use planning to be on these footprints. These will operate under the direction of a Joint Governance Committee for the area, comprising elected members of the constituent local authorities.

Local Policy Framework

3.42 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 2017

3.43 The Joint Housing Land Availability Study (JHLAS) 2017 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 1.27 years housing land supply. Whilst the housing land supply is below the required 5 years it does not reflect a shortage of land for development. It is the result of a housing target based on pre-recession growth rates that have not been achieved. Every year the figures have not been achieved the number of

houses that have to be built increases. At the moment we need to be building nearly 500 houses a year rather than 233, this is not achievable. If a past build rate was used to identify supply then Blaenau Gwent would have a 6 year supply.

3.44 Another problem is the land that can be classed as within the 5 year supply. As although land is available for development, developers argue that only a set number of outlets can be supported and that only 30 units per year can be sold on individual outlets so large sites though available for development only partly sit within the 5 year supply. This impacts on Ebbw Vale in particular which has two large sites which are ready for development. These issues have been raised with Welsh Government.

Supplementary Planning Guidance

3.45 A Supplementary Planning Guidance document (SPG) has been approved since 2015-2016; namely: Small Scale Wind Turbine Development – Ecology.

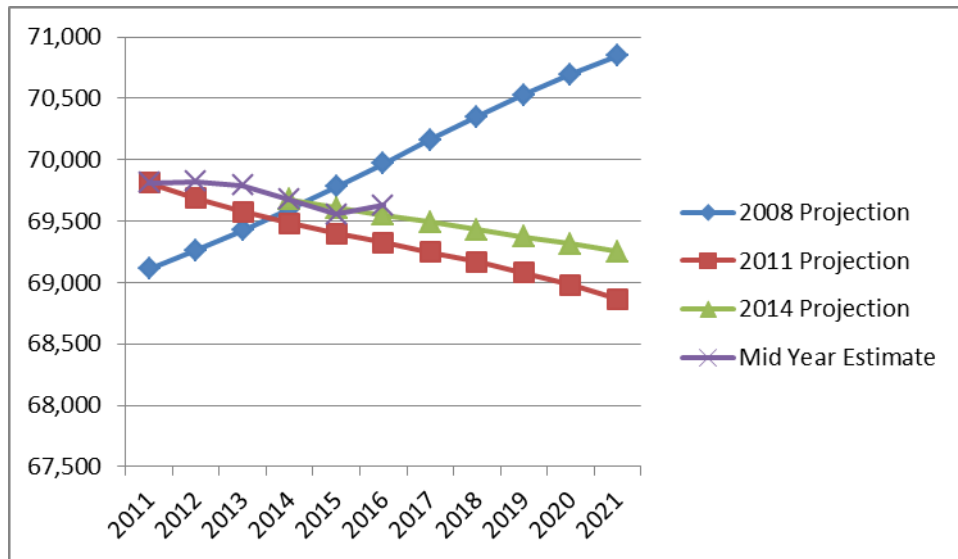
3.46 Consultation on the Trees and Development Supplementary Planning Guidance has been undertaken. The Council are currently considering the comments received on this document. Work is on-going on updating the Planning Obligations SPG and developing a list of Local Buildings of Historic Value.

Statistics

Mid-Year Estimates

3.47 For the first year since 2012 the latest mid-year estimate for Blaenau Gwent has increased and now stands at 69,628 (2016).

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



3.48 The above graph clearly shows that the WG 2008 population projection used in the Plan is not being delivered and the projection work needs to be re-examined. It also indicates that the 2011 and 2014 projections are not accurately predicting what is happening.

4.0 LOCAL DEVELOPMENT PLAN MONITORING

4.1 The 2017 Annual Monitoring Report is the fourth monitoring report to be prepared since the adoption of the Blaenau Gwent LDP. The report provides an important opportunity for the Council to assess the impact that the LDP is having on social, economic and environmental well-being of the County Borough particularly as the Council are embarking on the statutory review of the LDP and entering the final phase of the plan.

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 13 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 a proposal in Ebbw Vale town centre. 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> <p>The remaining 1,645 sq m is to be met through redevelopment proposals in the town centres. In</p>		

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 received in the period 2016-17 for redevelopment proposals in the town centres that would result in an increase in floorspace. However, planning permission has been granted for the redevelopment of the former Somerfield building in Brynmawr town centre to convert the large retail shop into two retail shops.

There have however been three other planning permissions for edge of centre retail developments in the Brynmawr area. Firstly, in 2015-2016, an application was approved for the redevelopment of the former Rehoberth Chapel located on King Street, Brynmawr for Retail Use (A1), Financial & Professional Services (A2) and Food and Drink Use (A3) with associated servicing & car park. The site is under construction.

A hybrid planning application comprising of a full application for a restaurant (A3) and an outline application for a convenience retail unit (A1), a comparison retail unit (A1) and a flexible use unit (A1, A2 or A3) on the former NMC Factory site located on Blaina Road, Brynmawr (Policy MU3) has been approved. No development has commenced on site.

A planning application for the installation of a mezzanine floor to be used for retail and a pet care treatment facility has been approved at Unit 6 Lakeside Retail Park, Brynmawr. The mezzanine floor will result in the net increase of 26.5 sq m of retail floorspace. No development has commenced on site.

A further Brynmawr edge of town centre planning application is currently being processed for a mezzanine store extension for retail and warehousing purposes at Unit 1B Lakeside Retail Park, Brynmawr. The application is proposing 348.7 sq m of A1 gross new internal floorspace.

In terms of the amount of A1 land delivered and the outcome requirement of 9,100 sq m by 2016 and 11,500 sq m by 2021, as only 227 sq m has been delivered, the 2016 target has not been achieved and it is unlikely that the 2021 target will be achieved.

Leisure Development

Planning permission for mixed use development including the provision of a hotel has now lapsed on land at Bryn Serth. The land is currently for sale and is being actively marketed by Jones Lang Lasalle (JLL). Planning Consultants LRM Planning Limited are currently drafting a development brief for the site.

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 target has not been achieved.

Land in B Use Class

By the end of 2016, it was expected that 22.3 ha of employment land would be delivered in the Northern Strategy Area. The REGAIN building is the only development to have been delivered on an employment allocation up to 2016. The building, which is located on the "Basement Area" of "The Works" site (LDP Allocation MU2), provides 500 square metres of office (B1) floorspace and covers a wider site area of 0.18 hectares. In 2016-17, completion of the vehicle security park and storage

container facility, provides 460 sq m of B2 floorspace on 0.7 ha of the wider employment allocation EMP1.6 Land at Waun y Pound Industrial Estate.

Between 2015-16, planning permission was granted for the construction of a B2 industrial unit with associated offices and external area on a 0.2 ha plot (558 sq m of floorspace) of land at Waun y Pound Industrial Estate (allocation EMP1.6). The development is under construction.

In addition to allocated sites, between 2016-17, planning permission has been granted for 2.89 ha (wider site area) or 4,046 sq m of floorspace in the form of extensions and new industrial units on the EMP2 employment areas in the Northern Strategy Area. None of these developments have commenced on site.

In terms of the amount of land for B use class delivered on allocated sites and the outcome requirement for 22.3 ha to be delivered by 2016, as 0.88 ha have been delivered, the 2016 target has not been achieved and it is unlikely that the 2021 target will be achieved.

Housing Development

To date, 1,039 dwellings have been completed in the Northern Strategy Area which falls short of the 2016 outcome of 1,635 and the 2021 outcome of 3,155.

In terms of the amount of housing delivered and the outcome requirement for 1,635 homes to be delivered by 2016 and 3,155 by 2021, as only 1,039 homes have been delivered, the 2016 target has not been achieved and it is unlikely that the 2021 target will be achieved

Transport Projects

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
T1.4*	Cwm to Aberbeeg
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
Regeneration Led Highway Schemes	
T6.1	Dualling of the Heads of the Valleys Road (Phase 3 complete and Phase underway)

** Denotes completions this year*

A further scheme has been completed this year in the Northern Strategy Area, bringing the total number of schemes completed to date to 11. The Plan is two schemes short of the target to deliver 13 projects by 2016. The 2021 target is to deliver a further 6 transport projects.

In terms of transport projects delivered and the outcome requirement for 13 projects delivered by 2016 the target has not been achieved. The outcome by the end of the Plan for 19 transport projects to be delivered in the Northern Strategy Area is unlikely to be achieved.

The monitoring aim of delivering sustainable growth and regeneration in the north of the borough has not been achieved at the anticipated 2016 levels.

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:

- The Council is undertaking a full review of the Local Development Plan to inform a decision as to whether a short form or full revision procedure should be followed to update the Plan. The inability to deliver the levels of growth required by the LDP'S Strategy of Growth and Regeneration means that the levels of growth needs to be reconsidered which could result in a significant change to the LDP's strategy.
- The Council have obtained funding to engage special consultants, Nash Partnership to develop a Blaenau Gwent Town Centre Strategy. The strategy will set out how town centre stakeholders including the Council, local businesses, residents and community groups and other key partners, could work in partnership to deliver regeneration activities that promote wider economic benefits over the next 10 years. The work will build upon the work of previous regeneration activities/strategies already undertaken and also consider the Blaenau Gwent Local Development Plan.
- With regards to employment land (use class B), the action being taken is covered in Monitoring Table SP8 (a).
- The Regeneration Division of the Council of the Council is working part of the City Region to address issues in the housing and employment markets. A number of projects are being pursued to assist with the delivery of housing and employment.
- The Regeneration Division of the Council is working in partnership with RSL partners to bring forward parts of the Ebbw Vale North site (former comprehensive school and college site) planning applications for these sites are imminent. They are also working with Newbridge Construction to bring a further parcel of land on the MU1 site forward – a planning application for this site is imminent.
- LRM Planning Ltd have been employed by Newbridge Construction (the owners of Bryn Serth site) to prepare a development brief to be adopted as Supplementary Planning Guidance to assist with the delivery of the site.
- The Council is looking to improve its marketing sheets promoting the allocated housing and employment land.

RECOMMENDATION:

The statutory review of the LDP will consider the appropriateness of the LDP's strategy. The review report is making recommendations on the extent of changes required.

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	
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 3 projects delivered	Transport projects 5 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 2016 target has not been achieved.</p> <p><u>Housing Development</u></p> <p>To date, 132 homes have been delivered in the Southern Strategy Area which falls short of the 2016 outcome of 265 and the 2021 outcome requirement figure of 345.</p> <p>In terms of the amount of housing delivered and the outcome of 265 homes to be delivered by 2016 and 345 by 2021, with only 132 homes delivered, the 2016 target has not been achieved and the plan is unlikely to achieve the 2021 target.</p> <p><u>Tourism Initiatives</u></p> <p>It was reported in the previous Annual Monitoring Reports 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>		

In terms of the delivery of tourism initiatives and the outcome of 1 to be delivered by 2016, with no delivery, the target has not been achieved and is unlikely to be achieved by 2021.

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 target has not been achieved and is unlikely to be achieved by 2021.

Transport 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

No further schemes have been completed during 2016-2017. The outcome at the end of 2016 was for the delivery of 3 projects, with only 1 project being delivered, the 2016 target has not been achieved. The target requirement for 2021 is for a further 5 transport projects to be delivered.

In terms of transport projects and the outcome for 3 projects to be delivered by 2016, with only 1 delivered, the target has not been achieved. It appears unlikely that the total of 8 schemes will be delivered by 2021.

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 current economic situation, the lack of confidence in the housing market and viability issues has 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 is undertaking a full review of the Local Development Plan to inform a decision as to whether a short form or full revision procedure should be followed to update the Plan. The inability to deliver the levels of growth required by the LDP'S Strategy of Growth and Regeneration means that the levels of growth needs to be reconsidered which could result in a significant change to the LDP's 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 review of the Plan.
- The Regeneration Division of the Council of the Council is working as part of the City Region to address issues in the housing and employment markets. A number of projects are being pursued to assist with the delivery of housing and employment.

- The Council is looking to improve its marketing sheets to promote the housing and employment land allocated in the Local Development Plan.

RECOMMENDATION:

The statutory review of the LDP will consider the appropriateness of the LDP's strategy. The review report is making recommendations on the extent of changes required.

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 2009; 2014; 2015; 2016 and 2017; and the percentage change between 2009 and 2017:																																					
<table><tr><th>Town Centre</th><th>% of A1 Uses in Primary Retail Area 2009</th><th>% of A1 Uses in Primary Retail Area 2014</th><th>% of A1 Uses in Primary Retail Area 2015</th><th>% of A1 Uses in Primary Retail Area 2016</th><th>% of A1 Uses in Primary Retail Area 2017</th><th>% Change 2009 - 2017</th></tr><tr><td>Ebbw Vale</td><td>61%</td><td>61%</td><td>62%</td><td>68%</td><td>61%</td><td>0%</td></tr><tr><td>Abertillery</td><td>45%</td><td>45%</td><td>45%</td><td>45%</td><td>41%</td><td>-4%</td></tr><tr><td>Brynmawr</td><td>61%</td><td>62%</td><td>54%</td><td>53%</td><td>53%</td><td>-8%</td></tr><tr><td>Tredegar</td><td>67%</td><td>61%</td><td>63%</td><td>56%</td><td>54%</td><td>-13%</td></tr></table>			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	% of A1 Uses in Primary Retail Area 2016	% of A1 Uses in Primary Retail Area 2017	% Change 2009 - 2017	Ebbw Vale	61%	61%	62%	68%	61%	0%	Abertillery	45%	45%	45%	45%	41%	-4%	Brynmawr	61%	62%	54%	53%	53%	-8%	Tredegar	67%	61%	63%	56%	54%	-13%
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	% of A1 Uses in Primary Retail Area 2016	% of A1 Uses in Primary Retail Area 2017	% Change 2009 - 2017																															
Ebbw Vale	61%	61%	62%	68%	61%	0%																															
Abertillery	45%	45%	45%	45%	41%	-4%																															
Brynmawr	61%	62%	54%	53%	53%	-8%																															
Tredegar	67%	61%	63%	56%	54%	-13%																															
Source: Blaenau Gwent Annual Town Centre Surveys																																					
The percentage change of A1 uses in the Primary Retail Areas paints a bleak picture across the principal and district town centres and one that is different to last year. For Ebbw Vale the percentage of A1 uses has been steadily increasing over the previous years with a marked increase of 6% between 2015 and 2016. However in 2017 there has been a 7% decrease which means that the percentage of A1 uses in the Ebbw Vale Primary Retail Area has fallen to the 2009 level.																																					
For Abertillery, the percentage change of A1 uses in the Primary Retail Area has remained neutral year on year; however in 2017 there was a 4% decrease which means that the percentage of A1 uses in the primary retail area is lower in 2017 than in 2009.																																					
It was reported last year that Brynmawr experienced a 8% decrease in the percentage of A1 uses in																																					

the Primary Retail Area between 2014 and 2015. In 2016, this decrease declined by a further 1%. In 2017, there was no percentage change remaining at 53%. At 2009 the percentage of A1 uses was 61% and in 2017 was 53%, resulting in a decline of 8% of A1 uses in the Primary Retail Area between 2009 and 2017.

Between the time period of 2009 and 2017, the percentage of A1 uses in Tredegar district town centre has declined year on year, with an overall loss of 13% in this time period, the highest loss in all of the towns. In 2009, the percentage of A1 uses stood at 67%, the largest percentage of all of the town centres and now stands at 54%, the second lowest behind Brynmawr.

In terms of increasing the % of A1 uses in the Ebbw Vale Primary Retail Area from a base of 61% the Plan is behind target (no change).

In terms of increasing the % of A1 uses in the Abertillery Primary Retail Area from a base of 45% the Plan is behind target (-4%).

In terms of increasing the % of A1 uses in the Brynmawr Primary Retail Area from a base of 61% the Plan is behind target (-8%).

In terms of increasing the % of A1 uses in the Tredegar Primary Retail Area from a base of 67% the Plan is behind target (-13%).

The monitoring aim to ensure town centres thrive through the implementation of the retail hierarchy is not currently being achieved.

PERFORMANCE:	
RECOMMENDATION:	
The statutory review of the LDP will consider the appropriateness of Policy DM5. The review report is making recommendations on the extent of changes required.	

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:																																																			
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.																																																			
Reduce vacancy rates from a 2009 base figure tracked against other valley town centres																																																			
The table below shows the vacancy rates for Blaenau Gwent’s town centres for 2009; 2014; 2015; 2016 and 2017; and the difference in vacancy rates between 2009 and 2017:																																																			
<table><tr><th>Town Centre</th><th>Vacancy Rate 2009</th><th>Vacancy Rate 2014</th><th>Vacancy Rate 2015</th><th>Vacancy Rate 2016</th><th>Vacancy Rate 2017</th><th>% Change 2009 – 2017</th></tr><tr><td>Ebbw Vale</td><td>11.5%</td><td>11%</td><td>11%</td><td>13%</td><td>14.5%</td><td>+3.0%</td></tr><tr><td>Abertillery</td><td>20%</td><td>23%</td><td>23%</td><td>18%</td><td>24%</td><td>+4%</td></tr><tr><td>Brynmawr</td><td>11.6%</td><td>11.1%</td><td>9%</td><td>10%</td><td>10%</td><td>-1.6%</td></tr><tr><td>Tredegar</td><td>12.4%</td><td>18.6%</td><td>19.4%</td><td>18%</td><td>17%</td><td>+4.6%</td></tr><tr><td>Blaina</td><td>25%</td><td>27.3%</td><td>22.6%</td><td>21.8%</td><td>21.8%</td><td>-3.2%</td></tr><tr><td>Overall Vacancy Rates</td><td>15.0%</td><td>17.5%</td><td>18.3%</td><td>15.9%</td><td>17.3%</td><td>+2.3%</td></tr></table>			Town Centre	Vacancy Rate 2009	Vacancy Rate 2014	Vacancy Rate 2015	Vacancy Rate 2016	Vacancy Rate 2017	% Change 2009 – 2017	Ebbw Vale	11.5%	11%	11%	13%	14.5%	+3.0%	Abertillery	20%	23%	23%	18%	24%	+4%	Brynmawr	11.6%	11.1%	9%	10%	10%	-1.6%	Tredegar	12.4%	18.6%	19.4%	18%	17%	+4.6%	Blaina	25%	27.3%	22.6%	21.8%	21.8%	-3.2%	Overall Vacancy Rates	15.0%	17.5%	18.3%	15.9%	17.3%	+2.3%
Town Centre	Vacancy Rate 2009	Vacancy Rate 2014	Vacancy Rate 2015	Vacancy Rate 2016	Vacancy Rate 2017	% Change 2009 – 2017																																													
Ebbw Vale	11.5%	11%	11%	13%	14.5%	+3.0%																																													
Abertillery	20%	23%	23%	18%	24%	+4%																																													
Brynmawr	11.6%	11.1%	9%	10%	10%	-1.6%																																													
Tredegar	12.4%	18.6%	19.4%	18%	17%	+4.6%																																													
Blaina	25%	27.3%	22.6%	21.8%	21.8%	-3.2%																																													
Overall Vacancy Rates	15.0%	17.5%	18.3%	15.9%	17.3%	+2.3%																																													
Source: Blaenau Gwent Annual Town Centre Surveys																																																			
The overall vacancy rate for the town centres is 17.3% (2017) which is a 2.4% increase on last year. The Welsh national average vacancy rate is 12.5% (January 2017) which is a decrease of 1.2% from February 2016. The Blaenau Gwent vacancy rate remains higher than the Welsh average.																																																			

The vacancy rate for Brynmawr remains relatively low (10%) compared to the national average vacancy rate, a 2.5% difference. Compared to the town centres in the Heads of the Valleys area, Brynmawr has the lowest vacancy rate. The vacancy rate in Blaina has remained at the same rate as that in 2016 at 21.8% which means that the vacancy rate is 3.2% below that of the 2009 vacancy rate.

The vacancy rate in Abertillery had reduced considerably in 2016 compared to that in 2015. However, in 2017 the vacancy rate rose to 24%, the highest it has been since 2009. This can be attributed to the loss of 2 national banks Natwest and Lloyds TSB (which is a similar trend across the other towns), 4 A1 uses and 2 SG uses.

In Tredegar, the vacancy rate decreased by 1.0% between 2016 and 2017 which is positive although it remains 4.6% higher than the 2009 vacancy rate. As a result of the vacancy rate remaining above 17% a trigger has been breached.

The vacancy rate in Ebbw Vale has increased by 1.5% since 2016 and now stands at 3% above the 2009 vacancy rate.

Town	Status	Total No. of Commercial Premises in 2009	% Vacant Units 2009	Total No. of Commercial Premises in 2016 -2017	% Vacant Units 2017	% Change 2009-2017
Blaenau Gwent						
Ebbw Vale	Principal Town Centre	139	11.5%	118	14.5%	+3%
Abertillery	District Local Town Centre	159	20%	131	24%	+4%
Brynmawr	District Local Town Centre	155	11.6%	102	10%	-1.6%
Tredegar	District Local Town Centre	170	12.4%	156	17%	+4.6%
Blaina	Local Town Centre	64	25%	55	21.8%	-3.2%
Caerphilly (CCBC)						
Bargoed	Principal Town	138	19%	144	21.53%	+2.53%
Rhymney	Local Centre	31	6%	34	23.5%	+17.5%
Merthyr Tydfil						
Merthyr Town	Principal Town	No data available	13%	307	11.1%	-1.9%
Rhondda Cynon Taf (RCT)						
Aberdare	Principal Town	223	15%	220	10.4%	-4.6%
Ferndale	Key Settlement	46	13.0%	46	17.4%	+4.4%
Mountain Ash	Key Settlement	94	14.9%	94	11.7%	-3.2%
Treorchy	Key	114	6.1%	120	5.83%	

	Settlement					-0.27%
<p>Source: Blaenau Gwent, Caerphilly CBC, Merthyr Tydfil and Rhondda Cynon Taf Annual Town Centre Surveys</p> <p>Like other Heads of the Valleys towns, the picture is mixed with some faring well whilst others see vacancy rates increasing. Brynmawr, Blaina, Aberdare, Mountain Ash and Treorchy have witnessed a decrease in vacancy rates compared to the 2009 base rate. However, Rhymney has witnessed the most significant change since 2009, a 17.5% increase. Tredegar has witnessed the second biggest increase of 4.6%. This is followed by Ferndale which is 4.4% higher than in 2009.</p> <p>In terms of reducing the vacancy rate in Ebbw Vale from a base level of 11.5% the target has not been achieved.</p> <p>In terms of reducing the vacancy rate in Abertillery from a base level of 20% the target has not been achieved.</p> <p>In terms of reducing the vacancy rate in Brynmawr from a base level of 11.6% the target has been achieved.</p> <p>In terms of reducing the vacancy rate in Tredegar from a base level of 12.4% the target has not been achieved and has breached a trigger.</p> <p>In terms of reducing the vacancy rate in Blaina from a base level of 25% the target has been achieved.</p> <p>The monitoring aim to ensure improvement of viability in the town centres is not currently being achieved in its entirety. An assessment of all retail related policy will be undertaken as part of the LDP review in order to identify whether any changes to the retail policies are necessary.</p>						
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	
2015-2016	147	
2016-2017	87	
Total to date	1,171	

The above table identifies that 1,171 homes have been built to date which is well below the outcome requirement figure of 1,900 homes by 2016 and the Plan requirement of 3,500 by 2021

This year’s figure of 87 is lower than last year’s figure but is an improvement on the previous two year’s performance. However, Registered Social Landlord’s contributed to just over 50% of completions with private sector completions still far lower than anticipated.

In terms of the net number of additional affordable and general market dwellings built and the outcome requirement for 1,900 by 2016 and 3,500 by 2021 at 1,171 the LDP is behind target. This is 38% below the requirement of 1,900 which breaches the trigger of 30%.

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	2015	2016
Population	69,610	69,685	69,820	69,850	69,798	69,812	69,822	69,789	69,674	69,554	69,628

The latest mid-year estimate (2016) is 69,628. There has been a slight increase this year though we have still failed to meet the target of 69,968 set for 2016 and are unlikely to meet the target of 70,849 set for 2021.

In terms of the outcome target of increasing the population to 69,968 by 2016, with a figure of 69,628, the Plan has failed to meet the outcome target for 2016 and is unlikely to meet the target set for 2021.

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:

A lack of confidence in the housing market and issues around viability has undoubtedly had an impact on the delivery of housing developments in Blaenau Gwent. These are issues outside the control of the Council. However, there are actions the Council can take to assist the delivery of housing land:

- The Council is undertaking a full review of the Local Development Plan to inform a decision as to whether a short form or full revision procedure should be followed to update the plan. As housing is a failing area either procedure would review the housing requirement and housing allocations to ensure that they are available and deliverable.
- The Regeneration Division of the Council is working as part of the City Region to address issues in the housing market. A number of projects are being pursued to assist the delivery of housing.
- The Regeneration Division of the Council is working in partnership with RSL partners to bring forward parts of the Ebbw Vale North site (former school site (209 units) and college site (74

units)) - planning applications for these are imminent. They are also working with Newbridge Construction to bring a further parcel of land on the MU1 site forward – a planning application for this site is imminent.

- The Council is looking to improve its marketing sheets promoting allocated housing sites.

RECOMMENDATION:

The statutory review of the LDP will consider the appropriateness of the LDP's housing requirement figure and the population and household projections they were based on. The review report is making recommendations on the extent of changes required.

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:		
<p>The second part of Policy SP4 is to ensure that local housing need is met and sustainable linked communities are created. The monitoring targets set to monitor its success are the number of net additional affordable dwellings built per annum and a change that would impact on viability of development.</p> <p>Number of net additional affordable dwellings built per annum</p> <p>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.</p>		
Year	Number of net additional affordable dwellings Completed	
2006- 2013	317	
2013-2014	41	
2014-2015	7	
2015-2016	63	
2016-2017	48	
Total	476	
<p>To date 476 affordable dwellings have been delivered. However, this figure is likely to increase over the next few years due to the number of 100% affordable housing schemes currently under construction or in the pipeline. If all the schemes below are delivered as planned this figure would increase to 614.</p>		
Development	Number of affordable units in pipeline	Progress
Gwaun Helyg, Ebbw Vale	47	Site under construction
Sirhowy Infants School Tredegar	23	Not started but in Social Housing Grant (SHG) programme

Catref Aneurin Bevan, Tredegar	14	Site under construction
Greenacres, Tredegar	18	Not started but in SHG programme
Infants School and Griffin Yard, Brynmawr	36	Not Started but in SHG programme
Total	138	

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 476 and less than a third of the Plan period left, the Plan is behind target.

Of the 1,000 total affordable properties 224 are to be secured through S106 Agreements by 2016 and 335 by 2021. To date a total of 45 units are secured or are in the process of being secured through S106 Agreements as identified in the table below:

Development	No of units secured through S106 Agreements
BKF Plastics (S106 signed)	2
Park Hill, Tredegar (Phase 1) (S106 signed)	14.3
Park Hill, Tredegar (Phase 2) (S106 signed)	15
Peacehaven (S106 signed)	4 Low Cost Home Ownership (LCHO) delivered Plus financial contribution
	35.3
Rhyd -y- Blew (subject to signing of S106)	25
Former Ty'r Graig School (subject to signing of S106)	1
Land adj Nant-y-felin, Rassau (subject to signing of S106)	Financial contribution
Pantyforest, Ebbw Vale (subject to signing of S106)	Financial contribution
Land at Pochin, Tredegar (subject to signing of S106)	Financial contribution
Cambridge Gardens, Ebbw Vale (subject to signing of S106)	Financial contribution
Total	61.3 units plus Financial Contribution of £333,784

This figure (45) falls well short of the target of 224 by 2016 and 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 and 335 by 2021, having only delivered 4

and secured 35.3 the Plan is behind target and breaks the trigger of being below 20% of the 224 target for 2016.

Change in viability

The Council set a 10% affordable housing requirement for developers. 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.

Year	Source	Sales values per sq m
2010	Affordable Housing Viability Assessment	£1,700
2014	Based on an assessment of Peacehaven, Tredegar	£1,377.40
2015	CIL Report	£1,500 - £1,700
2016	Based on an assessment of Peacehaven, Tredegar	£1,548
2017	Based on an assessment of Peacehaven, Tredegar	£1,679.29

The Affordable Housing Viability Assessment undertaken in 2010 was based on sales values of £1,700 per sq. m. The Council has since undertaken 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 informing a revised Planning Obligations Supplementary Planning Guidance (SPG) document and S106 negotiations. The values at Peacehaven have increased from £1,377.4 to £1,679.3 between 2014 and 2017, an increase of 21%.

This year has seen a further increase in house prices and hence sales values. Average house prices have increased by 2.3% in the last year from £78,559 in April 2016 to £80,162 in April 2017.

Sales prices at Peacehaven, Tredegar have also increased during this period. They are now in line with the £1,700 per sq. m. used in the original affordable housing viability assessment.

In terms of the change in viability no trigger has been broken as sales value per sq metre is no longer 10% less than the original sales values.

Changes introduced through Building Regulations in January 2016 requiring sprinklers to be provided in new homes impacts on viability. There is an estimated extra cost of £3,075 on every new home built and £879 on every new flat.

The introduction of sprinklers is a Building Regulation change that would impact on viability.

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:

A lack of confidence in the housing market and viability issues has 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 affordable homes:

- The Council's Supplementary Planning Guidance on Planning Obligations is being revised to ensure that affordable housing can be delivered without making private sites unviable.

RECOMMENDATION:

The statutory review of the LDP will consider the appropriateness of the affordable housing requirement and viability. The review report is making recommendations on the extent of changes required.

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:		
To ensure the delivery of housing in accordance with the strategy, the plan monitors the housing land supply taken from the current Housing Land Availability Study and that land is available for Gypsy and Travellers units.		
<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 (2017) indicates that Blaenau Gwent has a 1.27 year land supply.		
Year	Land Supply in Years	
2014	3.31	
2015	2.01	
2016	1.35	
2017	1.27	

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 these sites sit outside the 5 year supply even though the land is available. This is due to slow build rates which are as a result of a perceived 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 1.27 years, the Plan has breached a trigger.

Land Available for Gypsy and Traveller units

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, a planning application has been approved for the development of this site.

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:

A lack of confidence in the housing market and issues around viability has undoubtedly had an impact on the delivery of housing developments in Blaenau Gwent. These are issues outside the control of the Council. However, there are actions the Council can take to assist the delivery of housing land:

- The Council is undertaking a full review of the Local Development Plan to inform a decision as to whether the short form or full revision procedure should be followed to update the plan. As housing is a failing area either procedure would review the housing requirement and housing allocations to ensure that they are available and deliverable.
- The Regeneration Division of the Council is working as part of the City Region to address issues in the housing market. A number of projects are being pursued to assist the delivery of housing.
- The Regeneration Division of the Council is working in partnership with RSL partners to bring forward parts of the Ebbw Vale North site (former school site (209 units) and college site (74 units)) - planning applications for these are imminent. They are also working with Newbridge Construction to bring a further parcel of land on the MU1 site forward – a planning application for this site is imminent.
- The Council is looking to improve its marketing sheets promoting allocated housing sites.

RECOMMENDATION:

The statutory review of the LDP will consider the appropriateness of the LDP's housing requirement figure and the availability and deliverability of the land included in the LDP. The review report is making recommendations on the extent of changes required.

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%		
To ensure the delivery of housing in accordance with the strategy, the plan monitors the percentage of build rates in the four hub areas. These are compared against a set of expected outcomes figures.				
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 2016	Percentage	Expected Outcome by 2016	Expected Outcome by 2021
Ebbw Vale	458	39%	55%	60%
Tredegar	371	32%	25%	20%
Upper Ebbw Fach	234	20%	10%	15%
Lower Ebbw Fach	108	9%	10%	5%
Total	1,171			
At 39% it is clear that Ebbw Vale has underperformed against the expected outcome of 55% for 2016 and 60% by 2021.				
However, this could change with planning permission for 250 homes on part of the Ebbw Vale North site (Former Rhyd y Blew Reservoir) being granted subject to the signing of a S106 agreement. Also the Council and Coleg Gwent are both working in partnership with RSL's to bring other parts of the Ebbw Vale North site forward (former school site (209 units) and college site (74 units)) - planning applications for these are imminent. A Development Brief has been prepared for a site at 'The Works' but the release to the market has been delayed due to the need for a revised Flood Consequence Assessment (FCA) this has now been resolved and the site is expected to go to the market later this year.				
In terms of the percentage of housing developments delivered in the Ebbw Vale hub area and the outcome requirement for 55% by 2016 the Plan, at 39%, is below the target.				
In terms of the percentage of housing developments delivered in the Tredegar hub area and the outcome requirement for 25% by 2016 the Plan, at 32%, is above the target.				
In terms of the percentage of housing developments delivered in the Upper Ebbw Fach hub area and the outcome requirement for 10% by 2016 the Plan, at 20%, is above the target.				
In terms of the percentage of housing developments delivered in the Lower Ebbw Fach hub area and the outcome requirement for 10% by 2016 and 5% by 2021 the Plan, at 9%, is on target.				
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.	
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	
T1.4*	Cwm to Aberbeeg	
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	
Regeneration Led Highway Schemes		
T6.1	Dualling of the Heads of the Valleys Road (Phase 3 complete and Phase 2 underway)	

*denotes schemes completed this year

A further scheme has been completed this year bringing the total number of schemes completed to 12. The Plan is 1 scheme short of its outcome of 13 projects by 2016 and 14 short of the outcome of 26 by 2021.

In terms of the number of transport schemes implemented and the outcome for 13 by 2016 the Plan, with 12 schemes completed is slightly behind target.

The monitoring aim to ensure improved connectivity within Blaenau Gwent and with the wider area is not being met but the situation can be ameliorated without immediate intervention or

sufficiently progressed not to require direct intervention.	
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:		
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.		
Energy Opportunities Plan		
The Regeneration team have been actively exploring energy opportunities in the County Borough. The Council has completed heat demand mapping and masterplanning on a number of sites to explore the potential for district heating networks in Blaenau Gwent. Rassau is one of the areas with potential, as well as Tredegar Business Park with a link to St Georges Court housing site although this is reliant on further development of the Business Park. There is also potential to explore opportunities to expand the district heating network on The Works site.		
In addition to district heating networks, there is potential for solar / wind energy at Silent Valley and small hydro energy schemes on three/four sites.		
In terms of the adoption of the Energy Opportunities Plan by 2016, the target has been achieved.		
The 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
2016-2017		
Photovoltaic solar park comprising of 53,955 photovoltaic solar panels over 28.6 ha	Hafod y Dafal Farm, Abertillery	Partially installed – approximately 73% installed (15.3 ha) which equates to 10 MW
Roof and ground mounted	Unit 15 Rassau Industrial	0.25 MW

photovoltaic panels	Estate, Ebbw Vale	
Erection of a single turbine and associated transformer enclosure	Former Techboard Site, Rassau Industrial Estate, Rassau	0.5 MW
2 wind turbines	Eurocaps Ltd Crown Business Park, Tredegar	0.5 MW
Total (2013-2017)		13 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
2015-2016		
No low carbon energy developments installed		
2016-2017		
No low carbon energy developments installed		
Total (2013-2017)		2.79 MW

11.25 MW of renewable / low carbon energy has been installed in 2016-2017.

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 2016-17, the following major schemes have been approved:

Location	Scheme	Floorspace	Consideration of Renewable Energy
Caravan Park, Blaenant Road, Nantyglo	Extension of Cwmcrachen Gypsy Site for the provision of 4 new pitches, 2 semi-detached utility buildings, new access and associated works	2,600 sq m	Consideration was given to the installation of photovoltaic solar panels, however they were ruled out due to viability issues.
Land rear of units 39 & 40 Rassau Industrial Estate	Erection of 2 buildings for class B1, B2, B8 use with new pedestrian and vehicular access and associated parking	9,600 sq m	No known evidence
Land adjacent to Bethany Baptist Chapel, Six Bells	Outline consent for the proposed construction of a new single form entry primary school including vehicular and pedestrian access, site boundaries and car parking	6,100 sq m	To meet Welsh Government funding requirements the building will achieve BREEAM excellent accreditation. The design will incorporate renewable / low carbon energy technology in the form of a photovoltaic array fitted to the standing seam roof.

In terms of the requirement for all major applications to provide evidence of consideration to the generation of renewable energy, the Plan, with 2 of the 3 applications considering generation of renewable energy is behind 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:	
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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:		
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.		
Average Density of Housing Development permitted on allocated sites		
Year	Average Density	
2013-2014	31.07	
2014-2015	47	
2015-2016	19	
2016-2017	37.8	
In terms of the average density of housing development permitted on allocated sites the average density this year is 37.8 which is above the 35 Plan average.		
100% of Mixed-use sites to deliver 35 units and over		
Year	Average Density	
2013-2014	N/A	

2014-2015	42
2015-2016	N/A
2016-2017	N/A

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, with no permissions granted this year the monitoring target has not been broken.

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%
2015-2016	9.18	2.4%
2016-2017	3.979	1%
Total to date	174.859	46%

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

In terms of the percentage of allocated sites with permissions the figure is 46% although we are now 73% 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 1% for this year is disappointing as it is lower than what is required (6.6%) and figures achieved for the past three years.

In terms of the percentage of allocated sites with permission, the figure for 2016-2017 is 1% and the total to date is 46%.

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	21.48	26.52	81%
2015-2016	9.18	19.32	48%
2016-2017	3.97	14.36	27%
Total to date	174.851	479.081	36%

This year only 27% of all developments were on allocated sites, which is a large reduction from last year. This figure has been affected this year by a STOR application and a number of new industrial units on protected employment sites (not allocated).

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 27% this year and 36% overall is well below target and has breached the trigger of -10% (of the 70% target).

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%
2015-2016	14.38	19.32	74%
2016-2017	13.3	14.36	93%

This year 93% of new development permitted is on brownfield land.

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 93%, is on target this year.

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 has therefore failed 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 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 and a further 2 by 2021 the Plan, having completed none, has failed to meet the 2016 outcome and is unlikely to meet the 2021 outcome.

The monitoring aim to ensure the efficient use of land is not being met but the situation can be ameliorated without immediate intervention or sufficiently progressed not to require direct intervention.

PERFORMANCE:

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:		
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.		
<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>		
Year	No. of Developments	
Nov 2012 -31 st March 2013	2	
2013 – 2014	1	
2014 - 2015	1	
2015-2016	1	
2016-2017	0	
Total	5	

In terms of the amount of development permitted in C1 and C2 flood plain areas not meeting all TAN 15 tests the figure for 2016-2017 is 0.

In 2016-2017 no developments were 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

The annual monitoring target is for no permissions for highly vulnerable or emergency services development within flood zone C2. Though 2 developments were permitted in C2 areas both were partially within and the highly vulnerable development was outside the C2 areas. TAN 15 allows such developments provided they provide an assessment of flood risk and the consequences are found to be acceptable.

In terms of the requirement for no permissions for highly vulnerable or emergency services development within flood zone C2, as no developments were allowed the trigger was not breached this year.

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 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 development was permitted in flood zone C1

therefore this target has been met.

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 as no developments were allowed, the Plan is on target.

The monitoring aim to avoid development in areas at high risk of flooding is currently being achieved.

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. The REGAIN building is the only development to have been delivered on an employment allocation up to 2016. The building, which is located on the “Basement Area” of “The Works” site (LDP Allocation MU2), provides 500 square metres of office (B1) floorspace and covers a wider site area of 0.18 hectares. In 2016-17, completion of the vehicle security park and storage container facility, provides 460 sq m of B2 floorspace on 0.7 ha of the wider employment allocation EMP1.6 Land at Waun y Pound Industrial Estate.</p> <p>The likelihood of achieving the longer term target of delivering 50 hectares of employment land by 2021 appears remote, given that planning permission has only been granted for a further 2.2 ha (48,558 sq m of floorspace) of employment land at allocated sites.</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</p>		

protecting and managing these sites.

Planning permission has been granted on EMP2 employment areas for extensions and new units. In 2016-17 extant planning permissions for B1, B2 and B8 uses related to 4.49 ha (wider site area) or 5,295 sq m of floorspace was granted. Development at these sites have not commenced.

In terms of net employment land delivered and the outcome requirement for 23.8ha by 2016 and 50 ha by 2021, the Plan, with 0.88 ha delivered on allocated sites, the plan is behind the 2016 target and is unlikely to achieve the 2021 target. At -20% a trigger has been breached.

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%
2014 - 2015	67.3%	68.6%	69.7%
2015 - 2016	65.4%	66.9%	71.3%

Source: Nomis

It was reported last year that the 2016 monitoring outcome to increase the employment rate from 59.2% (2009) to 66.05% (2016) was achieved in 2014-15 with an economically active rate of 67.3%. However, in 2015-16, there has been a decline of 1.9% and now the rate is lower than the 2016 target. In 2015-16, Merthyr Tydfil has also witnessed a decline of all people in employment, a decline of 1.7%. Therefore the percentage difference for both local authorities is only marginally different (0.2%).

The rate of change is significantly better for Blaenau Gwent. Blaenau Gwent's employment rate has increased by 6.2% between 2008 and 2016, whilst Merthyr Tydfil's has increased at a much slower rate of 1.9% 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 2015 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 and 72.9% by 2021, the 2016 target has not been achieved and it is unlikely that the 2021 target will be achieved.

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%

2014 - 2015	30.5%	33.6%	25.6%
2015 -2016	27.7%	27.9%	26.6%

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. However, the number of people economically inactive who wants a job has been steadily decreasing from its highest rate in 2012-2013 at 34.9% to 27.7% in 2015-2016. In Wales, however, the picture is different in that the percentage of economically inactive who wants a job has been steadily increasing year on year from 2012-2013, albeit the percentage at 2015-2016 remains lower than of Blaenau Gwent, a difference of 1.1% which is a lot smaller than previous years.

In 2014-15, Merthyr Tydfil had a higher economic activity rate (wants a job) than that of Blaenau Gwent, a 3.1% difference. Although in 2015-16 the overall rate in Blaenau Gwent remains lower than that of Merthyr Tydfil, the difference between the two rates is less significant at 0.2%.

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 and 22.7% by 2021, the Plan at 27.7% is behind the 2016 target and is unlikely to achieve the 2021 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 Enterprise Zone was extended in 2017 to include three additional employment sites which are also allocated and/or protected for employment purposes in the LDP; namely Waun y Pound Industrial Estate (EMP2.3); Festival Park (EMP2.4) and Tafarnaubach Industrial Estate (EMP2.5). In doing so, these sites become more attractive locations for new investment while also befitting existing businesses.
- The Welsh Government have announced a commitment to build a new automotive technology business park in Ebbw Vale, with funding of £100m over 10 years, with the potential to support 1,500 new FTE jobs. The work will begin with the delivery of 40,000 sq ft of manufacturing space on land currently in public ownership.
- The Council is looking to improve its marketing sheets to promote the allocated employment land.
- The Regeneration division of the Council is working as part of the City Region to address issues in the employment and skills sector. A number of projects are being pursued to assist the delivery of employment land and improve skills.

- The Council are using a database called Evolutive, to record information on employment land and properties in the County Borough. It also allows landowners / property agents to update the information via Property Pilot function. Therefore, if an enquiry is received in relation to an employment unit or land, the Council are easily able to provide the applicant with the land and units available in the County Borough. It also enables the Council therefore to monitor take up of land and units and identify future requirements in terms of employment units.

RECOMMENDATION:

The statutory review of the LDP will consider the appropriateness of the targets set to increase economic activity, the employment land requirement and the suitability of land identified. The review report is making recommendations on the extent of changes required.

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	2014	2015	Change (2008 – 2015)
Manufacturing	5,300	4,000	4,200	4,400	4,300	4,500	-800
Construction	800	900	1,000	900	800	800	0
Services	12,700	13,100	14,100	13,000	12,800	13,070	+270
Source: Nomis							
The Change in Employee Jobs in Blaenau Gwent between 2009-2015							
Sector	No. Change 2009-2015			% Change 2009-2015			
Manufacturing	+500			+12.5%			
Construction	0			0%			
Services	-30			-0.2%			
The Number of Employee Jobs in Merthyr Tydfil							
Sector	2009	2012	2013	2014	2015	Change (2009-2015)	
Manufacturing	3,100	2,700	2,800	3,000	3,000	-100	
Construction	600	600	600	700	600	0	
Services	18,200	18,100	17,800	17,300	16,900	-1,300	
Source: Office for National Statistics							

The Change in Employee Jobs in Merthyr Tydfil between 2009-2015

Sector	No. Change 2009-2015	% Change 2009-2015
Manufacturing	-100	-3.2%
Construction	0	0%
Services	-1,300	-7.1%

Manufacturing

The number of employee jobs in manufacturing has fallen from a base level of 5,300 in 2008 to 4,300 in 2014 meaning a loss of 1,000 employee jobs during this time period. The latest information available (2015) reveals that there has been an increase of 200 employee jobs to that of the previous year. The sharpest decrease was between 2008 and 2009 with a loss of 1,300 jobs. Between 2009 and 2015, the sector has shown both increases and decreases between the years. However, at 2015, the number of employee jobs is at the highest number since 2008.

The annual monitoring target to maintain the number of employee jobs in manufacturing has not been met, with an overall loss of 800 between 2008 and 2015. When comparing 2009-2015 figures against Merthyr Tydfil, Blaenau Gwent has fared well with a 12.5% increase (500 employee jobs) rather than a 3.2% decrease (100 employee jobs) in Merthyr Tydfil.

In terms of maintaining the number of employee jobs in manufacturing at 5,300, at 800 below this figure, the target has not been achieved.

Construction Industry

Since 2008, the figures have fluctuated significantly with the sector showing increases and decreases between the years. In 2015, the figure remains at 800 employee jobs, the same level as that of 2008. In comparison to Blaenau Gwent, Merthyr Tydfil had seen no change between 2009 and 2013, but have witnessed a slight increase in 2014 (100 jobs), and a decrease of 100 to 600 jobs in total, the same level to that in 2009.

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, the figures have been fluctuating since 2012 showing both increases and decreases. This could be attributed to periods of development on The Works site and the Heads of the Valleys Road which employed local people.

In terms of maintaining the number of employee jobs in construction and the target to increase the number from 800 to 1,000, at 800 jobs, the target has not been achieved.

Service Industry

Between 2008 and 2012, the number of people employed in the service industry increased year on year, in fact the monitoring target was achieved in 2012. However between 2013 and 2014 there were significant declines. However in 2015, the figure for this sector rose to 13,070, 30 jobs less than the 2009 figure.

The annual monitoring target is to increase the number employed in the service sector to 13,797. At 2014, the figure is significantly less than the target although higher than the base level of 2008. Within the period of 2009-2014, Blaenau Gwent has witnessed a 0.2% decline whereas Merthyr Tydfil has seen a decline of 7.1% in this sector, therefore the loss is significantly less than that of

Merthyr Tydfil.

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 12,800 jobs, the target has not been achieved.

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 previous LDP Annual Monitoring Reports, 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 December 2016, outline planning permission was granted for a new single form entry primary school including vehicular and pedestrian access, site boundaries and car parking on the former Six Bells Colliery Site, Abertillery. A reserved matters planning application has been submitted for the appearance, scale, landscaping and revised layout details and is currently being considered. It is anticipated that construction of the school will commence later this year and will open in September 2018.

In terms of delivery of learning infrastructure and the outcome requirement for the completion of the learning zone by 2016 the target has been achieved. In terms of the outcome requirement for the completion of a new primary school on the former Six Bells Colliery site by 2021, 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. An application for a non-material amendment was approved in October 2015 to amend the parking layout, landscaping, detail changes to external elevations/finishes and window openings. The site is under construction.

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:			
The aim is to increase opportunities for people to participate in active and healthy communities. The monitoring targets to measure success are loss of greenfield and open space lost to development, progress with the FiT standard, completion of tourism and leisure facilities and access to natural greenspace.			
Amount of greenfield land and open space to development not allocated in the Plan			
Area Lost to development			
Planning App No.	Proposal	Location	Area Lost
2013 - 2014			
C/2013/0062	The Circuit of Wales Project	Land north of Rassau, Ebbw Vale	344ha
Total			344ha
2014 - 2015			
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
2015 - 2016			
There has been no loss.			

2016 - 2017			
C/2016/0124	Erection of a steel frame stock building	Hafodarth Farm, Llanhilleth	0.03ha
C/2016/0225	Detached house	Land at Whitworth Terrace	0.15ha
Total			0.18ha
There has been a loss of 0.18 ha of greenfield and open space that was not allocated in the plan during 2016-17.			
Area Gained			
Planning App No.	Proposal	Location	Area Gained
2013 - 2014			
There has been no gain for this year			0ha
2014 - 2015			
C/2014/0054	Proposed community play area to include open play space, community area, soft play area, a mounded area and an orchard with car parking on a former site of derelict housing	Bevan Avenue, Ashvale, Tredegar	0.04ha
C/2014/0262	Creation of public amenity area on former disused land	Corner of Tillery Street and Division Street, Tillery Square, Abertillery	0.01ha
Total			0.05ha
2015 - 2016			
C/2015/0123	Creation of public amenity area	Hilltop, Ebbw Vale	0.07ha
C/2015/0241	New public footpath and combined cycle route	Nanty Melyn, Rassau, Ebbw Vale	0.05ha
N/A	Creation of public amenity area	Land on the edge of Tredegar Town Centre	0.11ha
Total			0.23 ha
2016 - 2017			
C/2016/0252	Creation of recreational area to include kick about, play areas and park land	Site of former Tre Newydd flats, Newtown, Ebbw Vale	0.44ha
C/2017/0008 C/2017/0009 C/2017/0011	Creation of /change of use of public amenity area by providing allocated parking area, creation of new paths to tie in with existing play areas, landscaping to provide seating areas for residents	Waunheulog, Nantyglo, Brymawr	0.46ha
Total			0.9ha
There has been a net gain of 0.9 ha this year.			
The monitoring target of no net loss of greenfield and open space to development has been			

achieved for 2016 – 2017, with a net gain of 0.72ha. No trigger has been breached.

FIT Standard

Year	FIT Standard (ha)
2009	1.11
2012	1.11
2014	1.05
2015	1.02
2016	1.02
2017	0.99

In 2009 the first assessment of recreational open space was recorded with a standard of 1.11 ha per 1,000 population and has been used as a baseline target to improve upon, to achieve the FIT standard of 2.4ha per 1,000 population. Since 2009, the FIT standard has been decreasing rather than increasing. For 2016-2017 there has been a loss of 0.23 ha which includes Cwm Welfare bowling green – (0.15 ha) and informal space at former Attlee Close community centre, Ebbw Vale – (0.08 ha).

In terms of working towards the FIT standard of 2.4 hectares of recreational open space per 1,000 projected population, with a decrease of 0.23 ha in 2016-17, the trigger of no decrease has been breached.

Tourism and Leisure developments completed

Schemes Completed

2014 – 2015	
TM1.4	Bedwellty House and Park
MU2	The Works – Ebbw Vale Leisure Centre
2015 – 2016	
TM1.1	Eastern Valley Slopes
2016 - 2017	
There has been no schemes completed on allocated sites for the current year	

Planning permission for mixed use development including the provision of a hotel has now lapsed on land at Bryn Serth. The land is currently for sale and is being actively marketed by Jones Lang Lasalle (JLL). Planning Consultants LRM Planning Limited are currently drafting a development brief for the site. There is no further progress on the remainder of the leisure hub on the Ebbw Vale Northern Corridor site (Policy MU1).

TM1.6 Nantyglo Roundhouse Towers was granted planning permission for the conversion of a barn to three holiday units last year, however no development has commenced on site to date.

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

Other Leisure Tourism Schemes

As well as allocated Leisure/Tourism sites, the following leisure/tourism business schemes have been granted planning permission in 2016-2017 including 2 gyms and a climbing centre. All schemes are operational.

Planning App No	Proposal	Location
Tourism Schemes		
2015 - 2016		
C/2015/0359	Three storey extension to the Premier Inn, alterations to the car park and air conditioning compound	Premier Inn, Festival Site, Ebbw Vale
2016 - 2017		
None		
Leisure Schemes		
2015-2016		
C/2015/0414	Extension of the Market Hall cinema into the adjoining former library to provide a second cinema screen	Market Square, Brynmawr
2016-2017		
C/2016/0012	Change of use to indoor climbing centre	Rassau Industrial Estate, Ebbw Vale
C/2016/0088	Change of use to Gym	Bridge Street Industrial Estate, Tredegar
C/2016/0145	Change of use to Gym	Unit 28a, Gwent Shopping Centre, Tredegar

The Premier Inn gained permission for a three storey extension in 2015-2016, which has now been completed. The extension to the Market Hall Cinema has been started and is currently under construction.

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 target has not been achieved as only 3 out of the 5 schemes have been completed.

Number of People with Access to Natural Greenspace Within 400m of Their Home as a Percentage of all People

The basis for this information is an Exogenesis report which was based on a study undertaken in 2007. However as no further updates have been produced, the 2016 outcome has not been monitored.

Notwithstanding this, the following projects to improve access to open space/greenspace have been undertaken during 2016-2017:

Beaufort Ponds and Woodlands Local Nature Reserve (LNR)	Beaufort Ponds and Woodlands Preservation Society in partnership with Blaenau Gwent CBC continue to carry out management of the site through woodland heathland and pond/wetland management alongside repairs to bridges, footpaths and hedge laying.
Cwmtillery LNR	Cwmtillery Lakes Environmental Action Network in partnership with Blaenau Gwent CBC continue to carry out management of the site through grass cutting, footpath management and fencing repairs.
Parc Bryn Bach LNR	To increase access to open space/greenspace Parc Bryn Bach has provided the following projects; tree planting with local schools, bee keeper training and installation of hives and bee colonies on island and

	wildflower seeding.
Roseheyworth LNR	Cwmtillery Area Network of Community Organisations in partnership with Blaenau Gwent CBC continue to carry out management of the site by clearing vegetation to manage walking routes, repair and upgrade to surfaced paths, removal of rubbish and management of woodland.
Sirhowy Woodlands LNR	Sirhowy Valley Woodlands in partnership with Blaenau Gwent CBC, Tai Calon, Llais y Goedwig, Keep Wales Tidy, Welsh Cider and Perry Society have carried out a number of improvements including, improvements to steps and footpaths planting of community orchard and clearance of litter and fly tipping.
The Works, Ebbw Vale	Upgrade of the community basement in partnership with Gwent Wildlife Trust including: fencing; improve access by upgrading paths and gates; wildflower turf; sedum/green wall; and bird boxes.
Vibrant and Viable Places Tredegar	Creation of community greenspaces in urban areas in partnership with training providers Tillery Action For You & Groundwork Wales including: training outcomes for unemployed; construction of stone walls/fencing; footpath construction; seating installation; tree planting; and wildflower seeding.
Grannies Wood, Llanhilleth	Blaenau Gwent CBC in partnership with Gwent Wildlife Trust and Llanhilleth Tenants & Residents Association cleared the footpath to the mining memorial; and submitted a bid for funding.

Other actions being taken to increase the number of people with access to open space/greenspace are the completion of cycle routes, as follows:

Cycle Routes Completed

Policy	Location	Distance (metres)
*T1.4	Cwm to Aberbeeg (phase 1 + 2)	2782.12m
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
(C/2015/0241)	Shared cycle/footpath on land between A465 and Nant Melyn, Rassau	2m
Total		14,697.24 m

*denotes schemes completed this year

A total of 6 cycle routes have been completed, 5 of which are allocated and 1 is a community based development, with a combined length of approximately 9 miles or 14,697.24m.

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 and 80% by 2021, it is not possible to comment. However, a number of projects have been completed which has increased the number of people with access to natural greenspace.

The monitoring 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:		
The aim is to ensure the protection, preservation and enhancement of the natural environment. The monitoring targets to measure success are no loss of SSSI, SINCs and LNRs to development where required, all sites are to have a project HRA, the provision of environmental enhancements, the percentage of water bodies of good status and no decrease in air quality in the Borough.		
<u>The Amount of SSSI Lost to Development Per Annum</u>		
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 target has been achieved.		
<u>The Amount of SINCs and LNRs Lost to Development per Annum</u>		
Year	Loss of LNR (ha)	Loss of SINC (ha)
2016 - 2017	0	0
2015-2016	0	0
2014-2015	0	0.8
2013-2014	0	1.23
Nov 2012-March 2013	0	0
There has been no net loss of SINC or LNR as a result of development for 2016 - 2017.		
In terms of the requirement for no net loss of SINCs / LNRs lost to development without mitigation the requirement has been met and the target has been achieved.		

Developments which have an Adverse Impact on European Sites

There has been no planning application received for the current year which has been considered to have a possible adverse effect on European Sites.

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 where required, as no planning applications were received the target has been achieved.

Provision of Environmental Enhancements

The LDP identifies major applications as those defined as 100 or more flats or homes and/or the provision of 1,000 sq m and over of floorspace. There are 3 major applications for the current year.

Planning App No.	Location	Nature of Development	Provision of Environmental Enhancements
2015 - 2016			
C/2015/0057	Beechwood House, Silent Valley Landfill, Cwm	Extension to the existing waste transfer station	None required
2016 -2017			
C/2016/0151	Cwmcrachen Gypsy Site	Extension of Cwmcrachen Gypsy Site for the provision of 4 new pitches, 2 semi detached utility buildings, new access and associated works	Mitigation measures have been put in place via planning conditions
C/2016/0158	Land rear of units 39 and 40 Rassau Industrial Estate	Erection of 2 buildings for class B1 B2 B8 use with new pedestrian and vehicular access and associated parking	None required
C/2016/0226	Land adj to Bethany Baptist Church, Six Bells Road, Six Bells	Outline consent for the proposed construction of a new single form entry primary school including vehicular and pedestrian access, site boundaries and car parking	A reserved matters application has been received. Suitable mitigation will be sought to provide ecological enhancements
2015 - 2016			
C/2015/0057	Beechwood House, Silent Valley Landfill, Cwm	Extension to the existing waste transfer station	None required

There have been three major applications identified for the current year. 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, mitigation has been put in place where it was necessary therefore this target has been achieved.

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%
2016 (2015 figure)	33.3%*
2017 (2016 figure)	33.3%

* Please note that from * annual figure is based on the new methodologies.
Source: Water Wales Watch

Granting of permissions where there is known risk of deterioration in the status of water bodies
There were no planning 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 target has been achieved.

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 target has been achieved.

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 22 locations. 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 target has been achieved.

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>The aim is to ensure that listed buildings and archaeological sites are protected, preserved and where appropriate enhanced. The monitoring targets to measure success are no loss of listed building or historic site, the number of listed buildings and archaeological sites enhanced and the number of listed or local buildings bought back into use for tourism.</p> <p><u>Loss of Listed Buildings and Historic Sites</u></p> <p>There has been no loss of listed buildings or historic sites for 2016 - 2017.</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 target has been met.</p> <p><u>Preservation and Enhancement of Listed Buildings and Archaeological Sites</u></p> <p>in 2016-2017 a listed building application was submitted for a grade II listed building - NCB Social Club, The Circle, Tredegar (C/2017/ 0059), which requires preservation and enhancement of the building and will include replacement and/or reinstatement of features of the building. The current status of the application is pending.</p> <p>In terms of the number of listed buildings or archaeological sites preserved or enhanced, there has been one application received which proposes preservation and enhancement therefore the target is being met.</p> <p><u>Number of listed or local buildings of historical value brought into use for tourism</u></p> <p>There has been no listed or local buildings of historical value that has been bought into use for tourism between 2016 – 2017. However since last year TM1.6 Nantyglo Roundhouse Towers (which was granted planning permission to bring an existing barn into use for tourism) has been granted listed building consent (C/2015/0392), no development of the site has taken place to date.</p> <p>The number of listed or local buildings of historical value brought into use for tourism is none for the current year 2016-2017.</p> <p><u>List of Locally Listed Buildings of Historic Value</u></p> <p>The list of locally listed buildings and sites of historic value for Tredegar and Brynmawr have been prepared with a working group and have been agreed although they are still in draft format and not</p>		

formally adopted. The Heritage Officer in partnership with interested groups are currently working on a draft list for Nantyglo and Blaina. Abertillery and Ebbw Vale have not been started to date. The intention is to adopt the locally listed buildings by June 2018.

The outcome requirement to prepare a list of locally listed buildings of historic value by 2016 has not been achieved. However, the target to adopt the list by 2021 is likely to be achieved.

The monitoring aim to ensure that listed buildings and archaeological sites are protected, preserved and where appropriate enhanced is being met.

PERFORMANCE:	
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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 latest Annual Report is for 2014. It is therefore not possible to provide an update this year.								
<table><tr><th>Year</th><th>No. of years land bank of permitted reserves</th></tr><tr><td>2013</td><td>11.8</td></tr><tr><td>2014</td><td>10</td></tr></table>			Year	No. of years land bank of permitted reserves	2013	11.8	2014	10
Year	No. of years land bank of permitted reserves							
2013	11.8							
2014	10							
In terms of the number of years land bank of permitted reserves and the requirement of 100% provision of a 10 year landbank, according to the latest available information (2014) the Plan is on target. However, in reality it is likely that there is no longer a 10 year landbank and therefore a trigger has been broken.								
<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> 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. 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, a Scoping Opinion has been sought at Trefil Quarry but no application has been received to date. The promoters of 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. In terms of Tir Pentwys Tip Torfaen County Borough Council have refused permission for the land within their Council area. As the access for developing this site was to use the access in Torfaen it is likely that this Preferred Area will not be delivered. 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.

The monitoring aim to ensure a minimum 10-year land bank and provision of at least 3Mt of aggregates is not currently being achieved but the situation can be ameliorated without intervention.

PERFORMANCE:

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 have recently joined the Tomorrow's Valley residual waste procurement partnership consisting of neighbouring authorities Merthyr Tydfil and Rhondda Cynon Taff. 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>An Outline Business Case outlining the proposed procurement approach following the withdrawal of Caerphilly and withdrawal of Monmouthshire was submitted to the authorities and Welsh Government in late 2015. Following a scrutiny review, the Business Case was approved in March 2016. A Contract Notice was published in the Official Journal of the European Union (OJEU) on 17th September 2016. The Procurement Process currently being carried out via the Competitive Procedure with Negotiation is in the initial tenders stage of the procurement. The new Contract is expected to be put in place on 1st April 2018.</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 2018, the Plan is behind target.</p> <p><u>Amount of waste arising, and managed by management type</u></p> <p>Our performance in relation to the recycling targets are as follows:</p> <p>Towards Zero Waste Targets</p>		

Year	Towards Zero Waste Target	BG Performance
2012-13	52%	51.2%
2013-14		54.75%
2014-15		50%
2015-16	58%	49%
2016-17		56.77%

This year has seen a significant increase in recycling rates from last year though Blaenau Gwent has still failed to reach the 58% target set for 2016. However, 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 target for reuse and recycling/ composting for municipal waste by 2016 the Plan at 56.77% remains 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.

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		
Employment by Sector Refer to LDP Monitoring Framework Table SP8 (b) for detail. In terms of maintaining the number of employee jobs in manufacturing at 5,300, at 800 below this figure the target has not been achieved. In terms of maintaining the number of employee jobs in construction and the target to increase the number from 800 to 1,000 at 800 jobs the target has not been achieved. 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 13,070 jobs the target has not been achieved. <u>Amount of major Retail, Office and Leisure Development</u> Retail Refer to LDP Monitoring Framework Table SP1 for detail. 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 target has not been achieved. Office In 2016-17, an application was approved for the erection of two buildings on land rear of units 39 and 40 Rassau Industrial Estate, an element of which is for B1 use. No development has commenced on site. In previous AMRs, it was reported that planning permission was granted for the redevelopment of the former Rehobeth Congregational Church, Brynmawr, an element of the redevelopment involves A2 use (up to 148 sq m). The site is currently under construction. In addition, outline planning permission was granted on land to the south east of Lime Avenue on The Works site (Policy MU1) for 48,000 sq m of B1 employment floorspace (site area 1.8 ha). No development has commenced on site. In terms of the amount of office development, no development has taken place.		

Tourism and Leisure

Refer to 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 and a further project by 2021, with only 3 schemes being completed the 2016 target has not been achieved and the plan is unlikely to achieve the 2021 target.

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		
% of Working Age Population that are Economically Active		
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 and 72.9% by 2021, at 65.4%, the 2016 target has not been achieved and the plan is unlikely to achieve the 2021 target.		
Earnings by Residence		
Gross Weekly Pay for Full-Time Workers		
Year	Blaenau Gwent (£'s)	Wales (£'s)
2009	361.00	444.90
2013	404.50	476.90
2014	395.90	480.00
2015	403.50	487.60
2016	433.90	498.30
Source: Nomis		
In 2016, the average gross weekly pay for full-time workers in Blaenau Gwent increased by 2015, an £30.40 from 2015. However, in Wales, in the same time period the increase has been less significant at £10.70.		
Hourly-Pay Excluding Overtime		
Year	Blaenau Gwent (£'s)	Wales (£'s)
2013	10.13	12.00
2014	10.09	12.01
2015	10.55	12.30
2016	11.09	12.66
Source: Nomis		
In Blaenau Gwent, the hourly pay excluding overtime has increased since 2015, a difference of 54		

pence whilst in Wales it has increased by 36p in the same period.

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

The Plan is having a mixed 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

Year	Number of Day Visitors
2012	504,500
2013	517,470
2014	508,240
2015	537,850

Source: Blaenau Gwent County Borough Council: Tourism

The table above sets out the number of day visitors to Blaenau Gwent. There has been a significant increase of 29,610 visitors since 2014.

In terms of the number of day visitors, there has been a positive increase.

Total Number of Stay Visitors

Year	Number of Stay Visitors
2012	125,900
2013	126,660
2014	131,320
2015	326,400

Source: Blaenau Gwent County Borough Council: Tourism

The table above sets out the number of stay visitors to Blaenau Gwent. The number of stay visitors has more than doubled to that of the previous year, an increase of 195,080 since 2014. This statistic is clearly positive for the area.

In terms of the number of stay visitors there is a significant 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 and a further project by 2021, with only 3 schemes being completed the 2016 target has not been achieved and the plan is unlikely to achieve the 2021 target.

Amount of Revenue Generated by the Tourism Industry

Year	Amount of Revenue Generated by the Tourism Industry
2013	£37.98 million
2014	£39.76 million
2015	£43.2 million

Source: Blaenau Gwent County Borough Council: Tourism

The table above sets out the amount of revenue generated by the tourism industry. Since 2014, there has been a £3.44 million increase in revenue generated by this sector which is extremely positive for the area.

In terms of the amount of revenue generated by the tourism industry, there is an improvement.

The Plan is having a mixed 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.	
In terms of reducing the vacancy rate in Ebbw Vale from a base level of 11.5% the target has not been achieved. In terms of reducing the vacancy rate in Abertillery from a base level of 20% the target has not been achieved. In terms of reducing the vacancy rate in Brynmawr from a base level of 11.6% the target has been achieved. In terms of reducing the vacancy rate in Tredegar from a base level of 12.4% the target has not been achieved and has breached a trigger. In terms of reducing the vacancy rate in Blaina from a base level of 25% the target has been achieved.	
The Plan is having a mixed impact on the objective to enhance the vitality and viability of town centres.	

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 Dwellings	Affordable Dwellings	Total
2007	73	0	73
2008	102	0	102
2009	112	38	150
2010	43	72	115
2011	46	26	72
2012	65	148	213
2013	49	33	82
2014	40	41	81
2015	42	7	49
2016	46	101	147
2017	39	48	87
Total	657	514	1,171

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 at 1,171 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 (WHQS)</u>		
United Welsh have 980 properties in Blaenau Gwent – all but 2 of which are WHQS compliant. Melin has 364 properties in Blaenau Gwent – all of which are WHQS compliant.		

Linc Cymru has 585 properties in Blaenau Gwent – all of which are WHQS compliant.
 Tai Calon has 6,176 properties in Blaenau Gwent – 100% of which are WHQS compliant.

Therefore a total of 8,103 houses meet the Welsh Housing Quality Standard this is an increase from last year.

Year	Number of houses meeting Welsh Housing Quality Standard
2014	4,129
2015	7,000
2016	8,038
2017	8,103

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

Year	Number of eligible planning applications	Number 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%
2015-2016	8	7	87.5%
2016-2017	1	1	100%

Affordable housing was negotiated on 100% of eligible planning permissions this year.

In terms of the percentage of eligible residential planning permissions where affordable housing has been negotiated at 100% the Plan is having a positive impact.

Average House Price to Income Ratio

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
2015-2016	£69,384	£20,976.8	3.3
2016-2017	£77,737	£22,562.8	3.4

Source: Nomis and Land Registry

In March 2017 the average house price was £69,384 (Land Registry) whereas the average earnings

were £22,562.8 (Nomis 2016). This gives a ratio of 3.4

In terms of average price to income ratio this year has seen a further increase in the ratio above 3 times to 3.4.

The Plan is having a positive impact on the objective to secure the delivery and maintenance of 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			
<u>Delivery of Learning Infrastructure</u>			
Refer to LDP Monitoring Framework Table SP8 (b) for detail.			
In terms of the delivery of learning infrastructure and the outcome requirement for the completion of the learning zone by 2016 the target has been achieved. The Plan is also on target for the completion of the new primary school on the Six Bells Colliery site by 2021.			
<u>Proportion of new employment opportunities that offer training schemes</u>			
Year	Number of major employment schemes	Number which offer training schemes	Proportion
2013-2014	1	1	100%
2014-2015	0	0	N/A
2015-2016	0	0	N/A
2016-2017	0	0	N/A
There have been no planning permissions granted for major employment schemes in the period 2016-17.			
In terms of delivery of the proportion of new employment opportunities that offer training schemes secured through S106 agreements, on major schemes, overall 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			
The percentage of the total length of rights of way in the local authority area, that are easy to use by the general public			
Year	Total Length of PROW	PROW Accessible to the General Public	Percentage Accessible to the General Public
2013 - 2014	300,984 metres	295,086 metres	98.07%
2014 - 2015	300,984 metres	241,289 metres	80.2%
2015 - 2016	300,984 metres	242,589 metres	80.6%
2016 - 2017	301,392 metres	243,805 metres	80.9%

Source: Blaenau Gwent County Borough Council: Green Infrastructure

The total length of public right of way network in Blaenau Gwent is 301,392 metres of which 243,805 (2017) 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 80.9%. Last year the percentage was slightly lower at 80.6%.

The Plan is 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.

Accessibility by Hubs – Number of Highway and Public Transport Schemes Implemented

Refer to LDP Monitoring Framework Table SP6 for detail.

In terms of the number of transport schemes implemented and the outcome for 13 by 2016, the Plan, with 12 schemes completed is slightly behind target.

The Plan is currently not 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	-

	Percentage of primary school pupils in Blaenau Gwent who attend a leisure or sports centre once a week or more often	-
	Percentage of primary school pupils who took part in an extra curricular club	-
	Percentage of secondary school pupils who took part in a club outside school	-

Monitoring Results

Community Satisfaction / Perceptions

Blaenau Gwent County Borough Council have not undertaken a community satisfaction survey this year. Welsh Government has however undertaken a National Survey for Wales in 2016/17. One of the questions asked was regarding the Local Authority doing all it can to improve the local area. The results are as follows for 2014-15 and 2016-17 (note no survey was undertaken for 2015-16):

Is the Local Authority doing all it can to improve the local area?					
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

Is the Local Authority doing all it can to improve the local area?					
Local Authority	Strongly Agree	Agree	Neither Agree nor disagree	Disagree	Strongly Disagree
Blaenau Gwent	0%	24%	14%	29%	32%
Merthyr Tydfil	0%	33%	22%	19%	19%
Caerphilly	9%	36%	20%	23%	12%

Source: National Survey for Wales 2016-17

Compared to other valley Local Authorities, in 2014-15, the views of Blaenau Gwent's residents were more negative although it was noted that the percentage differences were not significant. However, in 2016-17, when comparing to the previous survey and with other valley areas, the views of Blaenau Gwent's residents were more negative.

Overall Index of Multiple Deprivation

The Welsh Index of Multiple Deprivation (WIMD) has not been recalculated since 2014 therefore there is no update to report. The next WIMD is planned for 2019 following a user survey conducted in 2016. In 2014, Blaenau Gwent (23.4%) had 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.

Although the WIMD won't be recalculated until 2019, some of the indicators that make up the WIMD are updated annually. In 2016 Blaenau Gwent has the highest percentage of its population (22%) in income deprivation in Wales, whereas the average for Wales is 16%. It also has the highest percentage of its working age population (16%) claiming employment related benefits in Wales,

whereas the average in Wales is 11%.

In terms of the overall index of multiple deprivation there is no update to report. The results of other WIMD indicators demonstrate that Blaenau Gwent has not improved and its position relative to Wales is negative.

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, with a decrease of 0.23ha in 2016-17, the trigger of no decrease has been breached.

Number of Leisure Facilities Completed per Annum

Refer to the LDP Monitoring Framework Tables SP1 and SP9 for detail.

In terms of the number of leisure facilities completed per annum and the outcome requirement for 5 schemes to be completed by 2016, the target has not been achieved as only 3 out of the 5 schemes have been completed.

Delivery of Health Infrastructure

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

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

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. However there has been a number of projects and actions undertaken to increase the number of people with access to green space.

Percentage of Population within 1km of Cycle Network

Year	Percentage of population within 1 km of Cycle Network
2013-2014	91%
2014-2015	95%
2015-2016	95%
2016-2017	96%

There has been a 1% increase in the percentage of the population within 1km of the cycle network. This can be attributed to the completion of the Cwm to Aberbeeg (Policy T1.4) cycle route.

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

The data source for this information is Sports Wales. There is no further update in relation to this indicator.

Year	Percentage of Adults 'hooked' on sport (participate 3 times or more per week)
2012	33%
2014	37%

Source: Active Adults Survey, Sports Wales

Percentage of primary school pupils in Blaenau Gwent who attend a leisure or sports centre once a week or more often

The data source for this information is Sports Wales. Sports Wales have postponed the 2017 school sport survey, the next survey will take place in 2018.

Academic Year	Percentage of Primary School Pupils who attended a leisure or sports centre once a week or more often
2015-16	41% (36% Males and 45% Females)

Source: School Sport Survey (2015)

Percentage of primary school pupils who took part in an extra curricular club

The data source for this information is Sports Wales. Sports Wales have postponed the 2017 school sport survey, the next survey will take place in 2018.

Academic Year	Percentage of primary school pupils who took part in an extra curricular club	
	Females	Males
2015-16	51%	53%

Source: School Sport Survey (2015)

Percentage of secondary school pupils who took part in a club outside school

The data source for this information is Sports Wales. Sports Wales have postponed the 2017 school sport survey, the next survey will take place in 2018.

Academic Year	Percentage of Secondary School Pupils who took part in a Club outside School
2015/16	56%

Source: School Sport Survey (2015)

It is anticipated in next years AMR, comparative figures will be available.

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
<p>Percentage of new housing sites that meets the 'secured by design certification criteria'</p> <p>One full application has been granted and this was compliant with 'secure by design criteria'.</p> <p>In terms of the percentage of housing sites that meets the 'secured by design certification criteria' the Plan is on target.</p> <p>The Plan is having a positive impact on the objective to reduce crime, social disorder and fear of crime.</p>

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		
Frequency of buses between hubs		
The following list identifies the main bus services that currently operate within Blaenau Gwent:		
SERVICE	ROUTE AND TIMINGS	OPERATOR
X4*	Cardiff-Merthyr-Tredeggar-Ebbw Vale-Brynmawr-Abergavenny-Herford (2 hourly to Hereford every 30mins at busy times and hourly throughout the rest of the day to Abergavenny)	Stagecoach
X15*	Brynmawr-Abertillery-Newport (every 30 mins at busy times and hourly service for the rest of the day)	Stagecoach
X74*	Crosskeys-Abertillery-Abergavenny (Tuesdays only 1 service)	Stagecoach
E2	Ebbw Vale-Hilltop (circular every 30mins)	Stagecoach
E3*	Brynmawr-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 – Pontlloftyn and Ystrad Ysbyty Fawr(hourly service)	Harris & Stagecoach
20	Tredegar – Waundeg-Rhymney Station (hourly service)	Harris Coaches
X22	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-Brynmawr (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
X1*	Brynmawr-Abertillery-Pontypool-Cwmbran (hourly)	Phil Anslow
31	Brynmawr to Forgeside (hourly)	

* denotes links between hubs

In terms of frequency of buses between hubs this varies between 2 and 5 per hour. Two services have been lost: Ebbw Vale to Newport an hourly service; and Abertillery to Abertillery Park (although this only ran 2 services a day). There is an additional hourly service between Brynmawr and Forgeside.

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 a loss of a bus service to Newport 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
2015-2016	0	0
2016-2017	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 mixed 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														
<p><u>Number of developments which have an adverse effect on European sites</u> Refer to LDP Monitoring Framework Table SP10 for detail.</p> <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 planning applications were received the target has been achieved.</p> <p><u>Area of SSSI lost to development per annum</u> Refer to LDP Monitoring Framework Table SP10 for detail.</p> <p>In terms of the requirement for no net loss of SSSI to development the Plan is on target.</p> <p><u>Amount of protected woodland and trees lost to development per annum</u> The amount of trees protected by a Tree Preservation Order (TPO) that have been lost this year through development are set out in the table below:</p> <table border="1"> <thead> <tr> <th>Planning Permission Ref</th><th>Location</th><th>Comments</th></tr> </thead> <tbody> <tr> <td colspan="3">2016-2017</td></tr> <tr> <td>C/2004/0534</td><td>Medhurst, Nantyglo</td><td>The planning permission relates to the development of 3 dwellings. There has been a loss of 33 protected trees due to unlawful works on site, not carried out in accordance with the planning permission.</td></tr> <tr> <td>C/2016/0050</td><td>Bangor Road, Ebbw Vale</td><td>2 trees lost to development. Planning permission granted at appeal.</td></tr> </tbody> </table> <p>In terms of the amount of protected woodland and trees lost to development per annum there was a total loss of 35 trees this year. The Plan is therefore not on target for the current year.</p> <p><u>Area of SINC lost to development per annum</u> Refer to LDP Monitoring Framework Table SP10 for detail.</p> <p>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.</p> <p><u>Area of LNR lost to development per annum</u> Refer to LDP Monitoring Framework Table SP10 for detail.</p> <p>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.</p> <p><u>Number of Environmental Enhancements</u></p>			Planning Permission Ref	Location	Comments	2016-2017			C/2004/0534	Medhurst, Nantyglo	The planning permission relates to the development of 3 dwellings. There has been a loss of 33 protected trees due to unlawful works on site, not carried out in accordance with the planning permission.	C/2016/0050	Bangor Road, Ebbw Vale	2 trees lost to development. Planning permission granted at appeal.
Planning Permission Ref	Location	Comments												
2016-2017														
C/2004/0534	Medhurst, Nantyglo	The planning permission relates to the development of 3 dwellings. There has been a loss of 33 protected trees due to unlawful works on site, not carried out in accordance with the planning permission.												
C/2016/0050	Bangor Road, Ebbw Vale	2 trees lost to development. Planning permission granted at appeal.												

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, mitigation has been put in place where it was necessary therefore this target has been achieved.

The Plan is having a mixed 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 still on hold.</p> <p>Capital works are ongoing at 10 Castle Street and are also being undertaken at a number of other properties which include, 38 Castle Street, 4/5 the Circle and the Tredegar Arms Public House, The Circle. Work has been completed at Nelson's Pharmacy as part of the Tredegar Regeneration Programme. Officers are liaising with property owners to provide grant/loan assistance to other properties in the Conservation Area. In addition, environmental landscape works (dry stone walling etc.) are also being carried out in the vicinity. A planning application has also been received for enhancement work to the NCB Club. The current status of the application is pending.</p> <p>In terms of the number of conservation area appraisals and conservation area management plans undertaken and is being implemented there is full coverage in Blaenau Gwent.</p> <p><u>Number of listed buildings and historic sites</u></p>	

In 2009 it was recorded that there are 53 listed buildings and 9 scheduled ancient monuments, there has been no change from the base date of the Plan.

In terms of the number of listed buildings and historic sites the Plan is having a positive impact.

Number of listed buildings or archaeological sites enhanced

Refer to Monitoring Framework Table SP11 for detail.

In terms of the number of listed buildings or archaeological sites enhanced there has been a positive improvement this year.

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

Refer to LDP Monitoring Framework Table SP11 for detail.

In terms of the number of listed or local buildings of historical value brought into use for tourism there has been no application received in 2016 – 2017.

The number of scheduled ancient monuments having undergone positive management works

Year	No. Scheduled Ancient Monuments having undergone positive management works
2006 -2014	2
2014 -2015	0
2015 – 2016	0
2016 – 2017	0

There have been no scheduled ancient monuments that have undergone positive management works in 2016 - 2017.

In terms of the number of Scheduled Ancient Monuments having undergone positive management works there have been none this year.

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

Year	No. of historic assets that have an approved monument management plan in place
2006-2014	4
2014-2015	4
2015 - 2016	4
2016 - 2017	4

There are no historic assets that have undergone monument management plans in 2016 - 2017.

In terms of the number of historic assets that have an approved monument management in place, there has been no change in 2016 - 2017.

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 Heritage Lottery Fund.

In terms of the condition of registered parks and gardens of historic interest the only existing park and garden 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		
<u>Amount of new development permitted on previously developed land (brownfield development and conversions) expressed as a percentage of all development permitted</u> Refer to LDP Monitoring Framework Table SP7 (b) for details. 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 93%, is on target. <u>Average density of housing development permitted on allocated sites</u> Refer to LDP Monitoring Framework Table SP7 (b). In terms of the average density of housing development permitted on allocated sites the average density this year is 37.8 which is above the 35 Plan average. <u>Number of land reclamation schemes completed per annum</u> Refer to LDP Monitoring Framework Table SP7 (b). 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, has failed to meet the outcome. The Plan is having a mixed impact on the objective 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 this year.		

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		
Year	No. of contaminated land sites to be remediated through development	Area of contaminated land to be remediated through development (hectares)
2012 - 2014	5	2.93
2014 - 2015	0	0
2015 - 2016	1	1.85
2016 - 2017	0	0
<p>There have been no planning applications received for the current year where remedial work was needed for contamination issues.</p> <p>In terms of the number and area of contaminated land sites to be remediated through development there has been none within 2016 - 2017.</p> <p><u>Area of greenfield land lost to development (ha) which is not allocated in the plan</u> Refer to LDP Monitoring Framework Table SP9.</p> <p>In terms of the area of greenfield and open space lost to development the target has not been met for 2016-2017 with a loss of 0.18 ha, however this loss is minimal.</p> <p>The Plan is having a positive impact on the objective to conserve soil resources and their quality.</p>		

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				
The table below shows the Local Authority Carbon Dioxide Figures (2015) by sector in Blaenau Gwent. The most up to date information available is for 2015 which was published in June 2017.				
<u>Carbon Dioxide Emissions per Capita, by sector in Blaenau Gwent, 2011 (tonnes per capita)</u>				
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
2014	1.7	1.7	1.1	4.5

2015	1.3	1.6	1.1	4.0
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Source: 2005-2015 UK Local and Regional CO₂ Emissions Dataset (Department of Energy and Climate Change (DECC))

According to the data available from DECC, the CO₂ emissions in Blaenau Gwent per head of population has seen a steady decrease since 2007. This could be attributed to the economic recession and the reduced industrial activity. The most recent data for 2015 shows an overall decrease in total emissions; industry and commercial; and domestic sectors and are in fact the lowest recorded data since 2007. The level for transport emissions has remained the same. 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	
<u>Amount of waste arising and managed by management type</u> Refer to LDP Monitoring Table SP13 for details.	
In terms of the amount of waste arising and the outcome to meet the Wise about Waste targets (58%) for reuse and recycling/ composting for municipal waste by 2016 the Plan is behind target (56.77%).	
The Plan is having a mixed impact on the objective to reduce waste generation and maximise reuse and recycling.	

SA Objective 19	SA Indicators
To maintain current air quality	Estimated background air quality
Monitoring Results	
<u>Background air pollution</u> Refer to LDP Monitoring Framework Table SP10 for details.	
In terms of the requirement for no decrease in air quality within the County Borough the Plan is on target.	
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		
<u>Amount of development permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests</u> Refer to LDP Monitoring Table SP7 (c). In terms of the amount of development permitted in C1 and C2 flood plain areas not meeting all TAN 15 tests the figure for 2016-2017 is 0. The Plan is having a positive impact on maintaining the current low levels of vulnerability of all development to flooding.		

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		
<u>Use of reclaimed and sustainability sourced materials for construction</u> It was suggested in the 2013-2014 AMR that this information is only collected for major schemes.		
Proposal	Application type	Use of reclaimed and sustainably sourced material secured
2014-2015		
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
2015-2016		
Extension to the existing Waste Transfer Station	Full	No
2016-2017		
Erection of two buildings for class B1/B2/B8 use on land rear of 39 and 40 Rassau Industrial Estate	Full	No
Proposed construction of a new single form entry school	Outline	Yes (reserved matters currently being considered)

on land adjacent to Bethany Chapel, Six Bells		
Extension of Cwmcrachen Gypsy Site for the provision of 4. No pitches	Full	No

Only 1 of the 3 major schemes is meeting the objective.

The Plan is having a mixed 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	Capacity of renewable energy developments installed per annum
	Capacity of low carbon energy developments installed per annum
Monitoring Results	
<u>Capacity of renewable energy developments installed per annum</u> Refer to Monitoring Table SP7 (a) for detail. 11.25 MW of renewable energy developments have been installed in 2016-17, the Plan is therefore having a positive impact.	
<u>Capacity of low carbon energy developments installed per annum</u> Refer to Monitoring Table SP7 (a) for detail. 0 MW of low carbon energy developments have been installed in 2016-17. However taking into previous years, the plan is moving in the right direction and 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 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 since 2015 for local authorities, however up-to-date data is available via the Geo-portal Lle and Water Watch Wales.	

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
2016 (2015 figures)	Lakes 0% Rivers 33.3% 33.3% overall
2017 (2016 figures)	Lakes 0% Rivers 33.3% 33.3% overall

* Please note this figure is based on the new methodologies. NRW have introduced changes to how they monitor water body status. These include updated standards to determine good status and changes to the size and shape of water bodies.

In terms of the percentage of surface water of good overall status, new ways of monitoring water body status were undertaken last year. There has been no change in the figures from last year.

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%
2016 (2015 figures)	50%
2017 (2016 figures)	50%

* Please note this figure is based on the new methodologies. NRW have introduced changes to how they monitor water body status. These include updated standards to determine good status and changes to the size and shape of water bodies.

In terms of the percentage of groundwater water of good overall status there has been no change since last year

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 having a mixed 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		
<u>Proportion of valued landscape lost to development</u>		
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.		
Year	Area of valued landscape lost to development (ha)	Proportion of valued landscape lost to development
2013-2014	236 ha	3%
2014-2015	0 ha	0%
2015 - 2016	0 ha	0%
2016 - 2017	0 ha	0%
In terms of the proportion of valued landscape lost to development there was no loss this year.		
<u>Number of new developments exceeding TAN 11 or BS4142 Noise Requirements</u>		
The information below is based on major planning applications. There has been no application which has exceeded TAN 11 or BS4142 noise requirements. However the table below shows the number of applications received in 2016-17, where potential noise nuisance has been conditioned and mitigation measures are to be put in place.		
App No	Location	
C/2016/0226	Land adjacent to Bethany Baptist Chapel, Six Bells	
C/2016/0151	Cwmcrachen Gypsy Site, Nantyglo	
C/2016/0158	Land to rear of units 39 and 40 Rassau Industrial Estate, Ebbw Vale	
In terms of the number of new developments exceeding TAN 11 or BS4142 Noise, as there are none, the Plan is having a positive impact.		
<u>Number of planning permissions granted that include conditions relating to light pollution</u>		
The information below is based on major applications. In terms of the number of planning permissions granted that include conditions relating to light pollution, one application was received during 2016-17.		
App No	Location	
2016-2017		
C/2016/0226	Land adjacent to Bethany Baptist Chapel, Six Bells	
In 2016-17, 1 planning permission has been granted that includes conditions relating to light pollution.		
<u>Effect of development which negatively affects the Brecon Beacons National Park (visual and physical effects)</u>		
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 Sites of Special 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 CONCLUSIONS AND RECOMMENDATIONS

6.1 The 2016 AMR is the fourth 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 The monitoring process for 2016-17 indicates that the LDP strategy of Growth and Regeneration is not being delivered as anticipated. This is a result of the recession, however, 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 Valleys Taskforce, the Ebbw Vale Enterprise Zone and Welsh Governments promise of £10 million pounds investment will all assist in delivering the Strategy of growth and regeneration.

6.4 The required 4-year review of the Plan has commenced and this will determine if a partial review or a full review is required.

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

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

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

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

6.8 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?

6.9 As section 3 indicates there were a number of changes in national planning policy guidance. However the Council is undertaking its statutory review and these changes will be considered as part of the review process. In the meantime, relevant changes in national policy will be considered where necessary in any development management decision.

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)?

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

6.11 The results of the monitoring process for 2016-2017 indicate that the targets in respect of 4 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 7 are currently falling short of the required pattern of delivery.

6.12 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 the high aspirations identified for the area.

6.13 In terms of the Sustainability Appraisal monitoring the results indicate that the Plan is having a positive impact in respect of 11 of the sustainability objectives; not having a positive or are having a mixed impact on the majority (12) of the objectives; and is having a negative impact on 1 objective. The area where a target is not being met is with regards to the promotion of economic growth and strengthening and diversification of the economy. Overall, the plan is having a mixed impact on aspects of sustainability.

6.14 One key item of Supplementary Planning Guidance (SPG) has been approved since 2016. This is:

- Small Scale Wind Turbine Development – Ecology

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

6.15 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. The reduction in new investment in housing and commercial development during the recession inevitably had an adverse impact on the delivery of some elements of the LDP.

6.16 It is becoming increasingly clear that the original housing requirement figure based on the 2008 household projection is too high. It was based on a period of growth whereas what we have experienced is a recession. This has meant low housing completions for 11 out of the 15 year Plan period. Use of the residual method for calculating the five year supply means that in the last four years of the Plan we need to build over 500 houses per annum which is an unattainable target.

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.

6.17 The table below identifies the policies that need adjusting or replacing because they are not working or are not achieving the objectives of the strategy. Actions are set out in the relevant tables in section 4. Where targets are not being met evidence will be reviewed and any intervention required will be considered.

Policy	Monitoring Aim
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 (a): The Retail Hierarchy and Vitality and Viability of the Town Centres	To ensure town centres thrive through the implementation of the retail hierarchy
SP4 (a): Deliver Quality Housing	To secure construction of 3,500 net additional dwellings by 2021 and halt population decline
SP4 (b): Delivering Quality Housing	To ensure the delivery of 1,000 affordable dwellings, 335 of which through planning obligations
SP5 (a): Spatial Distribution of Housing	To ensure that housing is delivered in all areas in accordance with the strategy
SP8: (a) Sustainable Economic Growth	To ensure sufficient employment land is provided to increase economic activity

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

6.18 The Council is undertaking a full review of the Plan. Where targets are not being met evidence will be reviewed and any intervention required will be considered.

SUMMARY AND RECOMMENDATIONS

6.19 The current economic situation, the lack of confidence in the housing market and viability issues has undoubtedly had an impact on the delivery of the Plan. Progress on delivering the Strategy of Growth and Regeneration continues to fall short of expectations.

6.20 This year the Plan was found to be meeting 4 out of 19 monitoring aims which is a slight improvement from last year. Whilst 10 monitoring aims were identified as not being achieved and needing intervention last year this has reduced to 7 this year. Again the

number of trigger levels breached has reduced from 10 last year to 7 this year. Whilst improvements have been made this year the Plan is still not performing in areas such as retail, housing, employment and leisure.

6.21 Whilst many of the reasons for these failings are outside the control of the Council a number of actions have been put in place to ensure that under performance does not deteriorate further.

6.22 The statutory 4-year review of the Plan is underway and will recommend what revision procedure should be followed to replace the Plan.

Recommendation

As a result of the findings of the Annual Monitoring Report for 2017 it is recommended that:

1. AMR recommendations should be followed to help ensure identified under-performance in certain areas does not become a more acute, extensive and longer term trend.

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>Part of Enterprise Zone and part of Ebbw Vale Innovation Corridor (EVIC). Full application approved (2013/0199) in February 2014 for access and engineering works which have been completed. Parts of the sewerage connection works have been completed with the final phase of these works underway. These infrastructure works are intended to make the site ready and suitable for inward investment</p> <p>Part of Enterprise Zone and Part of EVIC Outline planning (2002/0061 & 2010/0269) permission for mixed-use development including employment and road side services (A3, C1, B2 & B8 uses) has lapsed on site. The site is currently for sale and is being actively marketed. LRM Planning Ltd Planning Consultants are currently drafting a development brief for the site.</p> <p>Part of EVIC Partly covered by mixed use application at Bryn Serth Permission now lapsed. No progress on remainder of leisure hub.</p> <p>Part of EVIC 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, a draft has been prepared. The Regeneration department of the Council is working in partnership with RSL partners to bring forward parts of the Ebbw Vale Northern Corridor site (former comprehensive school (209 units) and college site (74 units). Planning applications for these are imminent. Regeneration are also</p>

Policy Ref.	Site Name	Description	Progress
		<p>A network of green links – to allow the effective integration of the SINC's and other key habitat areas</p>	<p>working with landowners of another parcel of land on the MU1 site – a planning application for this site is imminent.</p> <p>Part of EVIC These are being secured through S106 contributions and/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>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,</p>	<p>The development is complete.</p> <p>The development is complete.</p> <p>The development is complete.</p> <p>Part of Enterprise Zone and part of EVIC. The REGAIN building is complete providing 500 sq m of floorsapce and covers a wider site area of 0.18 ha. Outline planning permission has been granted for B1 employment use on 1.8 ha of land to the south east of Lime Avenue.</p> <p>Part of EVIC 5 sustainable houses have been completed on the site. A Design and Masterplan for The Works was adopted in October 2013. A Development Brief for the Northgate residential area has been adopted. A Flood Consequence Assessment has been undertaken for the site. Savills are preparing to market the site.</p> <p>The development is complete.</p>

Policy Ref.	Site Name	Description	Progress
		<p>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>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 is complete.</p> <p>Part of EVIC Significant funding issues are causing a delay in the project coming forward.</p> <p>On-going</p> <p>Part of EVIC The development has not started.</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</p>	<p>Full planning permission for a restaurant (A3) and outline planning permission for a convenience retail unit (A1), a comparison retail unit (A1) and a flexible unit (A1, A2, A3) on the former NMC Factory site has been approved. No development has commenced on site.</p>

Policy Ref.	Site Name	Description	Progress
		and Lakeside Retail Park	
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>Part of EVIC The Cableway is complete.</p> <p>Part of EVIC Discussions are ongoing with Regeneration, Planning and Estates regarding the development potential of the site. A meeting has also been held with the landowners of The Walk who have applied to the Council to purchase the 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>Part of EVIC No progress to date</p> <p>Part of EVIC No progress to date</p>
Retail			
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	<p>Part of EVIC The land has been sold. Discussions are ongoing with the landowner on the future use of the site.</p>
R1.2	Extension to Festival Shopping Outlet Centre, Ebbw Vale	1,400 sq m of comparison floorspace	<p>Since the adoption of the Plan, planning permission has been granted (c/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.</p> <p>Development has not started on site.</p>
R1.3	Extension to Tesco Stores, North West Approach, Ebbw Vale	1,700 sq m of convenience and comparison	<p>Since the adoption of the Plan, planning permission has been granted (c/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.</p> <p>Development has not started on site.</p>
R1.4	Market Street, Ebbw Vale	600 sq m of comparison floorspace	<p>Part of EVIC The site is currently being used as a car park.</p>

Policy Ref.	Site Name	Description	Progress
			No progress to date.
Housing			
H1.1	Willowtown School, Ebbw Vale	Allocation for 22 units. Planning Permission has not been granted.	Part of EVIC The school building has been demolished. Discussions are on-going with regeneration regarding development of this site. 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 another 2 units are under construction.
HC1.2	Letchworth Road, Ebbw Vale	Committed housing site for 16 units. The site is a self-build site.	15 units built on site and 2 units are 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 (c/2009/0394) granted in 2011.	A planning application (c/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.
HC1.5	Heol Elan, Ebbw Vale	Committed housing site for 43 units.	The development is complete.
HC1.6	Land at College Road, Ebbw Vale	Committed housing site for 41 units.	The development is complete.
HC1.7	Adj Sports Ground, Gwaun Helyg, Ebbw Vale	Committed housing site for 69 units.	Since the base date of the Plan, full permission (c/2009/0266) was granted in 2010 for 73 units. 26 units completed. Company undertaking groundworks on remainder of the site.
HC1.8	Higgs Yard, Ebbw Vale	Committed housing site for 29 units. Full permission (c/2007/0658) was granted in 2009.	Planning permission (c/2007/0658) has lapsed.
HC1.9	Mountain Road, Ebbw Vale	Committed housing site for 22 units.	The development is complete.
HC1.10	Briery Hill, Ebbw Vale	Committed housing site for 33 units.	The development is complete.

Policy Ref.	Site Name	Description	Progress
H1.2	Cartref Aneurin Bevan, Tredegar	Housing allocation for 13 units. Planning permission was granted for 14 dwellings (social housing) in February 2017	Development has started on site with 2 units under construction. Site should be complete by 2018.
H1.3	Greenacres, Tredegar	Housing allocation for 18 units. No planning applications received.	The Council are working with Melin to access funding. Anticipated that planning application will be submitted in 2018. 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 complete.
HC1.12	Former LCR Factory, Charles Street, Tredegar	Committed housing site for 14 units. The site is a self-build site.	4 units complete. No further progress this year.
HC1.13	Former Factory Site, Pochin, Tredegar	Committed housing site for 28 units. Planning permission for reserved matters was granted (c/2008/0360) in 2008.	The factory has been demolished and some ground work undertaken. Outline planning permission has been granted for the construction of dwellings (c/2014/0238). The S106 agreement has been signed. The site will provide a self-build opportunity.
HC1.14	Land at Poultry Farm, Queen Victoria Street, Tredegar	Committed housing site for 3 units. Site of 22 units mostly developed prior to base date of Plan there are 3 plots remaining.	19 units complete on site. 3 units not started. Full permission has been granted for the construction of a further dwelling (c/2015/0033).
HC1.15	Upper Ty Gwyn Farm, Nantybwch, Tredegar	Committed housing site for 38 units. The site is a self-build site.	15 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.	110 units complete and 4 under construction.

Policy Ref.	Site Name	Description	Progress
			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.
HC1.19	BKF Plastics, Ashvale, Tredegar	Committed housing site for 54 units.	The building has been demolished. Development has not started.
HC1.20	Sirhowy Infants School Site, Tredegar	Committed housing site for 23 units.	c/2013/0257 full planning permission granted for the provision of a single storey buildings to accommodate day care and community facilities with associated access road, parking, landscaping and refuse store. c/2014/0013 full planning permission granted for the construction of 23 dwellings and associated works. Development has not started.
HC1.21	Corporation Yard, Tredegar	Committed housing site for 23 units Outline planning permission was granted (2007/0418) in 2008	Outline planning permission c/2007/0418 has now lapsed. Planning permission (c/2015/0077) has been approved for 6 houses on part of the site. The development has not started.
HC1.22	Park Hill, Tredegar	Committed housing site for 160 units. Outline planning permission (c/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 (c/2009/0329) and outline permission was granted on the remainder of the site (c/2009/0328) in 2010. In total planning permission has been granted for 293 units. Planning permission (c/2015/0236 and c/2015/0237) has been granted to remove conditions 34, 35 & 36 (code for sustainable homes) & variation of condition 38 (to extend the life of the planning permission (c/2009/0328). The section 106 agreement has been signed for the site. The development has not been started.
H1.5	Garnfach School, Nantyglo	Housing allocation for 28 units. No planning applications	The school buildings have been demolished.

Policy Ref.	Site Name	Description	Progress
		received.	The development has not been started.
H1.6	Crawshay House, Brynmawr	Housing allocation for 25 units. No planning applications received.	The buildings are vacant but are yet to be demolished. 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. The Council are working with Linc Cymru to provide feasibility plans for a mixed tenure scheme of houses and bungalows.
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.	Planning application pending for residential development (33 units) and a drive thru restaurant.
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 15 units. The site is a self-build site.	7 units have been complete on site and 8 remain to be built. The site is under construction.
HC1.25	TSA Woodcraft, Noble Square Industrial Estate, Brynmawr	Committed housing site for 25 units. Full planning permission (c/2006/0619) granted in 2007 for 37 units.	12 units have been complete and 25 remain to be built.
HC1.26	Roberto Neckwear, Limestone Road, Nantyglo	Committed housing site for 19 units. Outline planning permission (c/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. The site is part self-build and part developer led. Outline planning was granted for	The site is under construction with 127 units complete and 2 more under construction.

Policy Ref.	Site Name	Description	Progress
		phase 4 (c/2004/0608) in 2005. Outline Planning permission has been granted for 25 dwellings (c/2015/0426; c/2015/0435; c/2016/0007).	
HC1.28	Salem Chapel, Waun Ebbw Road and Pond Road Junction, Nantyglo	Housing commitment for 11 units. Full planning permission (c/2008/0310) was granted in 2008 which has now lapsed.	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.
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 (c/2008/0383) in 2010.	The development has not been started. The c/2008/0383 planning permission has lapsed.
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 (c/2012/0005 renewal of c/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 was	The development has not been started. Subject to the signing of a S106

Policy Ref.	Site Name	Description	Progress
		granted in (c/2005/0578) in 2006. A renewal of this planning permission was granted in 2009 (c/2009/0151). Outline planning permission granted in 2015 (c/2015/0352).	agreement, outline planning permission has been granted for residential development.
Gypsy Traveller			
GT1	Land South of Cwmcrachen Gypsy Site, Nantyglo	Accommodation for 6 pitches	A planning application (c/2015/0399) has been granted for the extension of Cwmcrachen gypsy site for the provision of 4 new pitches, 2 semi-detached utility buildings , new access and associated works. The development has not started.
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 (c/011/0248) for route through the garden festival site	The development is complete.
T1.4	Cwm to Aberbeeg		The development is complete
T1.5	Link from HOV to Trefil		The development has not started.
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 (c/2011/0213) at A465 Ben Wards Field/Noble Square and (c/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 (c/2009/0275, c/2011/0077, c/2011/0287).	The development is complete.
T1.10	Link to		The development has not started.

Policy Ref.	Site Name	Description	Progress
	Cwmtillery Lakes		
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		Investigations are underway.
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 Brynmawr to Newport Bus Corridor		The development has not started.
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.

Policy Ref.	Site Name	Description	Progress
Regeneration led Highway Improvements			
T6.1	Dualling of the A465 Heads of the Valleys Road (Tredegar to Brynmawr)		The development is complete.
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	Part of EVIC	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 A, Ebbw Vale	Part of Enterprise Zone and part of EVIC	The development has not started.
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	Part of Enterprise Zone	<p>0.4 ha of the site has planning permission for a vehicle security park and storage container facility including office facility and weigh bridge. The development is complete.</p> <p>0.2 ha pf the site has planning permission for the construction of a B2 industrial unit with associated offices and external area. The development is under construction.</p>
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,		The development has not started.

Policy Ref.	Site Name	Description	Progress
	Tredegar		
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	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.	Outline planning permission has been granted on the site for a new single form entry primary school including vehicular and pedestrian access, site boundaries and car parking. A reserved matters planning application has been submitted for the appearance, scale, landscaping and revised layout. A decision is pending.
Community Facilities			
CF1.1	Sirhowy Infants School, Tredegar	Community Centre	Planning permission has previously been granted on the site for 2 buildings to accommodate daycare and community facilities (c/2013/0257); one of which has been built and is in use. The c/2015/0329 permission seeks revision to the 2 nd building previously approved i.e. slightly larger and provides additional parking. The development is complete.
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.	The development is complete.
TM1.2	Garden Festival, Ebbw Vale	Proposal to develop Festival Park into a major tourist destination. 3 applications have been granted: c/2010/0132 for Castle, super tubing c/2011/0109 for Vertigo hang loose zip-wire attraction c/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,	Restoration of Bedwellty House to create a visitor experience,	The development is complete.

Policy Ref.	Site Name	Description	Progress
	Tredegar	restaurant, gardens and function area.	
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.	Planning permission has been granted for the conversion of the north wing of the barn to 3 no. holiday units (c/2015/0128). No development has commenced on site.
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	No further progress to date.
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.
Cemetery Extensions			
ENV5.1	Cefn Golau Cemetery, Tredegar		No further progress to date.
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. Planning permission (c/2015/0057) has been granted for an extension to

Policy Ref.	Site Name	Description	Progress
			the existing waste transfer station. No development has commenced on site.

Appendix 2: 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 (2017) indicates that there is a 1.27 year land supply.
Number of net additional affordable and general market dwellings built per annum	A total of 39 general market units and 48 affordable units were built in 2016-17.
Net employment land supply / development per annum	0.88 ha of employment land has been developed in 2016-17.
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)	<p>From a total 379.75 ha of allocated land 3.979 ha was permitted in 2016-17 which is equivalent to 1%.</p> <p>Out of a total of 14.36 ha of land permitted 3.97 ha was on allocated sites, which is equivalent to 27%.</p>
Average density of housing development permitted on allocated development plan sites	The average density of housing development permitted on allocated sites is 37.8 per ha for the period 2016-17.
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 2016-17, 93% or 13.3 ha of a total of 14.36 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 2016-17, no permissions 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 2016-17 0.18 ha of open space has been lost to development which is not allocated in the Plan.
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 2016-2017.
The capacity of renewable energy developments installed per annum	11.25 MW of renewable /low carbon energy was installed in 2016-17.

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