



Blaenau Gwent Local Development Plan Cynllun Datblygu Lleol Blaenau Gwent

ANNUAL MONITORING REPORT Adroddiad Blynyddol Monitro 2024 - 2025



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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 provides the basis for monitoring the effectiveness of the LDP objectives and strategic policies, the Plan's sustainability credentials and identify any significant contextual changes that might influence implementation. This is the eleventh AMR covering the Adopted LDP.

Key Findings of the Annual Monitoring Process

Contextual Changes

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

External Conditions

Economy

- The UK economy returned to modest growth after a period of stagnation with GDP rising by about 0.7% in the first part of 2025.
- It is predicted that the economic outlook is fragile, with risks tilted to the downside, but a recession is not currently forecast.
- Growth in Wales is expected to remain subdued, tracking or slightly lagging the UK average. Most forecasts suggest Wales will continue to grow, but at a slower pace than the fastest growing English regions (like London and the East of England).
- Overall, while the UK is turning a corner from the post-pandemic challenges, there are still many uncertainties that could impact this trajectory, such as global energy price volatility and the new government
- Blaenau Gwent is below the Wales average in almost all socio economic indicators though has made a number of improvements in relation to employment this year.

Housing

- House prices grew by 3.5% in April 2025 compared to April 2024. The average UK house price is £265,000, whereas the average house price in Blaenau Gwent is £139,176 (April 2025, Land Registry).
- Blaenau Gwent is one of the fastest growing areas in Wales with a 6.8%-7.1% year on year. However, when compared to Wales, the average house price in Blaenau Gwent is significantly less at £208,000.
- UK house prices still remain below their peak in the summer of 2022. The number of mortgage approvals has increased by 30% in 2024 compared to 2023. 577,000 were approved in 2023 compared to 760,000 in 2024.
- The number of house completions in Wales is less than the previous year and below the level in 2020-21. The number of new dwellings completed in 2024-25 was 4,631 and was 3% down on the previous year.

Policy, Legislation and Statistical Change

National Policy and Legislation

- Publication of TAN 15: Development flooding and coastal erosion December 2021

Regional Policy

- Strategic Development Plan for South East Wales – update

Local Policy and Legislation

- Federation of Blaenau Gwent and Torfaen County Borough Councils
- Publication of the Local Housing Market assessment
- Proposed Site of Special Scientific Interest - Mynyddoedd Llangynidr a Llangatwg, Cefn Yr Ystrad a Chomin Merthyr

Statistics

- The latest midyear estimate (2020) stands at 70,020.
- The 2021 population Census figures have been released. In Blaenau Gwent, the population size has decreased by 4.2%, from around 69,800 in 2011 to 66,900 in 2021.

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;
- **1,950** new dwellings were built in the period 2006-2025, which is below the expected plan requirement of 3,500 by 2021;
- In the period 2023-2025 (April to March) **113** new dwellings were built in the County Borough which is below the previous year.
- **0** ha of employment allocations have been delivered during 2024 - 2025;
- **No** retail allocations have been delivered to date;
- **No** transport schemes were delivered this year leaving the total schemes completed at 12;
- Retail vacancy rates across Blaenau Gwent average **19.4% (2024-2025)** which is a 1.8% increase from 2023-2024. The Blaenau Gwent vacancy rate is higher than the Wales vacancy rate of 17.4%;
- The 2021 census data population figure is 66,900 which is a 4.2% decrease from 69,800 in 2011.
- **23** affordable dwellings were built in 2024-25;
- Only **64.76%** of LDP allocations have been granted planning permission;
- **53%** of development permitted in 2023-24 was on brownfield land which is lower than the target figure of 80%;

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

- The latest economic activity rate is **70.8%** which is down by 4.8% from 2023-24, increasing the gap with the Wales average to 5.3%;

- The latest figure for the economically inactive wanting a job is **20.1%** (2024-2025) up by 8.1% from 2022-23 and 4.1% lower than the Welsh average;
- Between 2022 and 2023 the number of jobs in manufacturing in Blaenau Gwent remained at 4,500. Overall there has been a net loss of **800** jobs since 2008 (baseline date);
- Between 2022 and 2023 the number of jobs in Construction in Blaenau Gwent remained at 700 with an overall net loss of **100** jobs since 2008;
- Between 2022 and 2023 Blaenau Gwent lost 3,000 jobs in services, yet there is an overall increase of jobs in services, of 775, 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 **2.81 ha** in 2025 which is above the target of 2.4 ha;
- There has been no loss of Listed Buildings or historic sites this year;

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

- The Plan has a 7-year land bank which is behind the target of ensuring there is a minimum 10 -year land bank; and
- **68.89%** of waste was recycled during 2024-2025, this is above the Welsh Government target of 64% by 2021. But is below the 70% 2025 Welsh Government target.

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 2018-19, 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.

G	The monitoring aim is on-going, being met or exceeded
A	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
R	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		R
SP2	Southern Strategy Area – Regeneration	
To ensure regeneration in the South of the Borough		R
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		R
(b) To ensure the improvement of viability in town centres		R
SP4	Delivering Quality Housing	
(a) To secure the construction of 3,500 net additional dwellings and halt population decline		R
(b) To ensure the delivery of 1,000 affordable dwellings, 335 of which through planning obligations		R
SP5	Spatial Distribution of Housing Sites	
(a) To ensure that housing is delivered in all areas in accordance with the Strategy		R
(b) To ensure that housing is delivered in accordance with the strategy to increase build rates over the Plan period		R
SP6	Ensuring Accessibility	
To ensure improved connectivity within Blaenau Gwent and with the wider area		R
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		G
(b) To ensure the efficient use of land		R
(c) To avoid development in areas at high risk of flooding		G
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		A
(b) To ensure the diversification of the economic base		A
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		A
SP10	Protection and Enhancement of the Natural Environment	
To ensure the protection, preservation and enhancement of the natural environment		A
SP11	Protection and Enhancement of the Historic Environment	
To ensure that listed buildings and archaeological sites are protected, preserved and where appropriate enhanced		G
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		A
SP13	Delivering Sustainable Waste Management	
To ensure the delivery of sustainable waste management		A

The results of the monitoring process for 2024-25 indicate that the targets in respect of 3 out of 19 core monitoring aims are on-going, being met or being exceeded (annotated in green) and 5 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 10 (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 Covid-19 pandemic, 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 has remained at 5.

The following triggers breached:

- The net number of additional affordable and general market dwellings built at 1,950 is 44% below the target of 3,500 (2021 outcome) and has therefore breached the trigger of 30%.
- The number of net additional affordable houses delivered through S106 per annum and the outcome requirement for 335 by 2021, having only delivered 9 and secured a total of 66 units the Plan has failed to meet the 2021 requirement. It also breaks the trigger of being below 20% of the 335 target for 2021.
- There has been an under delivery of cumulative housing completions since the beginning of the Plan period and so the trigger of under delivery on two consecutive years has been broken.
- In terms of the requirement for 23.8 ha of employment land to be delivered by 2016 and 50 ha by 2021, with 6.22 ha of employment allocations delivered, the Plan has breached the trigger of -20%.
- In terms of the number of year's land bank of permitted reserves and the requirement of 100% provision of a 10-year land bank, according to the latest available information (SWRAWP Report for 2020) the Plan has a 7-year land bank and therefore the 100% requirement 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 was **£684.20** (2024) which has increased by £77.70 since 2023 and is **£0.20** (2023) less than the average figure for Wales;

Social

- The 2021/22 National Survey for Wales included a question on the satisfaction of the local area as a place to live. People who live in Blaenau Gwent were 68% satisfied, the lowest rate of 22 local authorities in Wales which was significantly lower than the next lowest ranked local authority;

Environment

- Carbon Dioxide emission tonnes per Capita have decreased from **8.2** in 2007 to **4.9** in 2022;
- **0.8** 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.

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

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

16.	To conserve soil resources and their quality	A
17.	To reduce emissions of greenhouse gases, in particular carbon dioxide	X
18.	To reduce waste generation and maximise reuse and recycling	G
19.	To maintain current air quality	G
20.	To maintain current low levels of vulnerability of all development to flooding	G
21.	To promote the use of sustainably sourced products and resources	A
22.	To increase energy efficiency and generation and use of renewable energy across the County Borough	G
23.	To conserve and enhance surface and ground water quality	A
24.	Protect the quality and character of the landscape and enhance where necessary	G

The results of the monitoring process indicate that the Plan is having a positive impact in respect of 10 of the sustainability objectives (annotated in green), is not having a positive or is having a mixed impact on the majority 9 (annotated in amber); is having a negative impact on 4 objectives (annotated in red) and there is no update available for one (annotated with an X).

Overall, the plan is having a mixed impact against the SA objectives.

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. Although, it is important to note that the Council are starting to see some positivity in the housing market with more housebuilding taking place than ever and significant private sector interest in the County Borough.

This year the Plan was found to be meeting 3 out of 19 monitoring aims which is a decrease on the previous year. The number of monitoring aims identified as not being achieved and needing intervention increased slightly to 10 this year. The number of breached trigger levels has remained at 5. The Plan is not performing in areas such as retail, housing, and employment.

The Council is currently preparing a Replacement Local Development Plan (RLDP) to address these matters.

Recommendation

As a result of the findings of the Annual Monitoring Report for 2024-25 it is recommended that:

1. The Council progresses work on a Replacement Local Development Plan

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 preparation of the revised Plan. The results of this and the previous AMRs will form a significant part of the evidence base for the revised Plan.

1.3 This is the eleventh AMR to be prepared since the adoption of the LDP and monitors the period 1st April 2024 to 31st March 2025. It provides an opportunity for the Council to assess the impact the LDP is having on social, economic and environmental well-being of the County Borough. Due to tight timescales, the AMR has not been subject to public 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.

Appendix 3 –sets out the housing trajectory.

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 two 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 2: Mandatory Indicators for results) and are specifically designed to monitor the delivery of the LDP. It should be noted that whilst the targets and indicators relate to each Strategic Policy, the framework has been designed to ensure that linkages are made between the Strategic Policies, relevant objectives and Development Management and Allocation policies. Monitoring the delivery of the Strategic Policies therefore provides a mechanism for monitoring the LDP as a whole.

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

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

Sustainability Appraisal Objectives and Indicators

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

Replacement Targets and Indicators

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

2.8 There may be occasions where it is necessary to amend a target or indicator. This may simply be to improve the clarity of the indicator to re-align it with the relevant data sets. Where this is necessary an explanation will be provided in the relevant monitoring section and an alternative target or indicator will be identified. Appendix 3 sets out the housing trajectory tables.

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:

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

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

Replacement LDP

2.11 In November 2016, a full review of the Plan was triggered, being 4 years after the Plan's adoption. The Council have now completed the review of the Local Development Plan and have determined that the full revision procedure should be followed to update the Plan. The review resulted in the production of a [Review Report](#).

2.12 The Council agreed a Delivery Agreement with Welsh Government in October 2018 and commenced work on a Replacement Local Development Plan which included pre-deposit participation (identification of Issues, Vision and Objectives and Growth and Spatial options, Call for Candidate Sites, development of the evidence base) and pre-deposit consultation

(consultation of the Preferred Strategy). Blaenau Gwent County Borough Council were about to undertake a Second Call for Candidate Sites when the country went into Lockdown. The Council were advised by Welsh Government not to proceed with the Second Call for Candidate Sites due to difficulties with being able to undertake consultation in line with the Community Involvement Scheme identified in the Delivery Agreement. This meant that the Plan risked being found 'unsound' by an Inspector at Examination.

2.13 In July 2020, Welsh Government advised that it was possible to proceed with the Plan. As the original timetable had slipped beyond the 3 months' slippage allowed, a revision of the Delivery Agreement timetable was required.

2.14 A revised Delivery Agreement was agreed by Welsh Government on 6th October 2020. This meant that work on the RLDP could formally recommence. The second call for candidate sites and request for further information commenced March to May 2021 which also sought views on the draft findings of assessments undertaken of the submitted candidate sites and further information from the site promoters.

2.15 Towards the end of 2021, the Planning Policy team experienced significant resource issues with the loss of staff due to retirement and sickness. This resulted in slippage in the revised Delivery Agreement timetable. A second revised Delivery Agreement was approved by WG in February 2023.

2.16 Since this time there have been delays with evidence base requirements and the associated deposit plan, resulting in slippages in the revised Delivery Agreement (February 2023) timetable and publication of the deposit plan. A new revised Delivery Agreement (July 2024) has been published which sets out a new timetable for the delivery of the Replacement Local Development Plan. It anticipated deposit plan consultation in February-April 2025, submission to Welsh Government in January 2025 and examination in February – April 2026.

2.17 Following, Blaenau Gwent and Torfaen County Borough Councils forming a federation of two Councils of equal status in January 2025, new ways of working are being explored, one of which is a Joint Local Development Plan between the Councils. The position of the emerging Replacement Local Development Plan is therefore currently under review and a decision is expected by December 2025.

Local Development Plan Wales (2005)

2.18 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.'

2.19 These matters are addressed in Chapter 6 Conclusions and Recommendations.

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 Economic sources suggest that the UK economy returned to modest growth after a period of stagnation, with GDP rising by about 0.7% in Q1 2025 and 0.3% in Q2 2025.. It is predicted that the economic growth is to remain subdued (1.3-1.5%), supported by public spending but weighed down by higher taxes, weak business investment and global trade frictions. The economic outlook is fragile, with risks tilted to the downside, but a recession is not currently forecast.

3.5 London consistently leads the UK in economic growth, output and business activity. London's growth is driven by its dominance in finance, tech and professional services. The East of England is one of the UK's fastest growing regions for 2024-2026, with average annual GVA growth of around 2.1%. Growth is powered by knowledge-based sectors: tech, life sciences, and professional services.

3.6 Growth in Wales is expected to remain subdued, tracking or slightly lagging the UK average. Most forecasts suggest Wales will continue to grow, but at a slower pace than the fastest-growing English regions (like London and the East of England). Wales's economic structure (more reliant on manufacturing, public sector, and less on high-growth sectors like tech and finance) limits its growth potential compared to much of England.

3.7 CPI inflation was 3.8% in August 2025, which is well above the Bank of England's 2% target. Most major forecasters (OECD, OBR, Bank of England) expect average inflation for 2025 to be 3.2–3.5%, the highest in the G7. Inflation is expected to remain above target into 2026, **only** returning close to 2% in 2027.

Blaenau Gwent's Economy

3.8 Blaenau Gwent remains below the Wales average in almost all socio-economic indicators – economic activity, employment and business enterprise. However, it has made improvements this year in terms of economic activity.

3.9 At the end of December 2024, the employment rate in Blaenau Gwent was 70.8%, a decrease of 4.6% from 75.4% in 2023-24. This is 5.3% lower than the Welsh average. The unemployed (model based) rate was 4.6%, 0.7% above the Welsh average. In 2024 the gross weekly pay earnings by residence stood at £684.20 which is 20p less than the Welsh average. (Source: Nomis). The gap between Wales and Blaenau Gwent is narrowing.

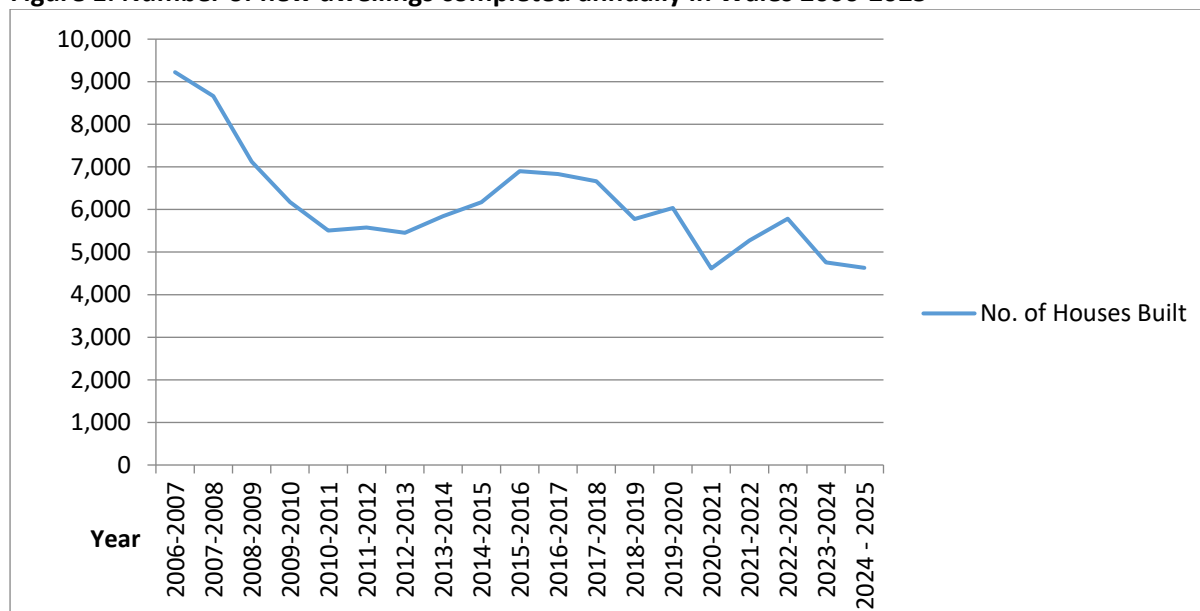
Housing Market

3.10 House prices grew by 3.5% in April 2025, compared to April 2024. The average UK house price is £265,000. The average house price in Blaenau Gwent is £139,176 (April 2025, Land Registry). Blaenau Gwent is one of the fastest growing areas in Wales with a 6.8%-7.1% year on year. However, when compared to Wales, the average house price in Blaenau Gwent is significantly less at £208,00.

3.11 However, UK house prices still remain below their peak in the summer of 2022. The number of mortgage approvals has increased by 30% in 2024 compared to 2023. 577,000 were approved in 2023 compared to 760,000 in 2024.

3.12 The number of house completions in Wales is less than the previous year and below the level in 2020-21. The number of new dwellings completed in 2024-25 was 4,631 and was 3% down on the previous year.

Figure 1: Number of new dwellings completed annually in Wales 2006-2025



Blaenau Gwent's Housing Market

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. There had been a decline in completion figures for the previous two years but for the current year (2025) this figure has started to rise, although these figures still

remain very low in comparison to the LDP requirement. However, the housing market is moving in a positive direction with Lovell Homes completing a development on one parcel of Land at Ebbw Vale Northern Corridor (MU1). Persimmon Homes have commenced construction at the former school and college site adjacent with 165 homes completed to date (MU1). Davies Homes has completed development at the Northgate Site at The Works (MU2) and has also commenced construction on the former BKF Plastics site in Tredegar for 77 dwellings.

3.14 Overall completions were below the 140 per annum expected by the LDP for the period between 2006-2011; fell well below the 260 expected between 2011 and 2016; and are well below the 300 expected between 2017-2021 (see Figure 2 below).

Figure 2: Housing Completions for Blaenau Gwent 2006-2025

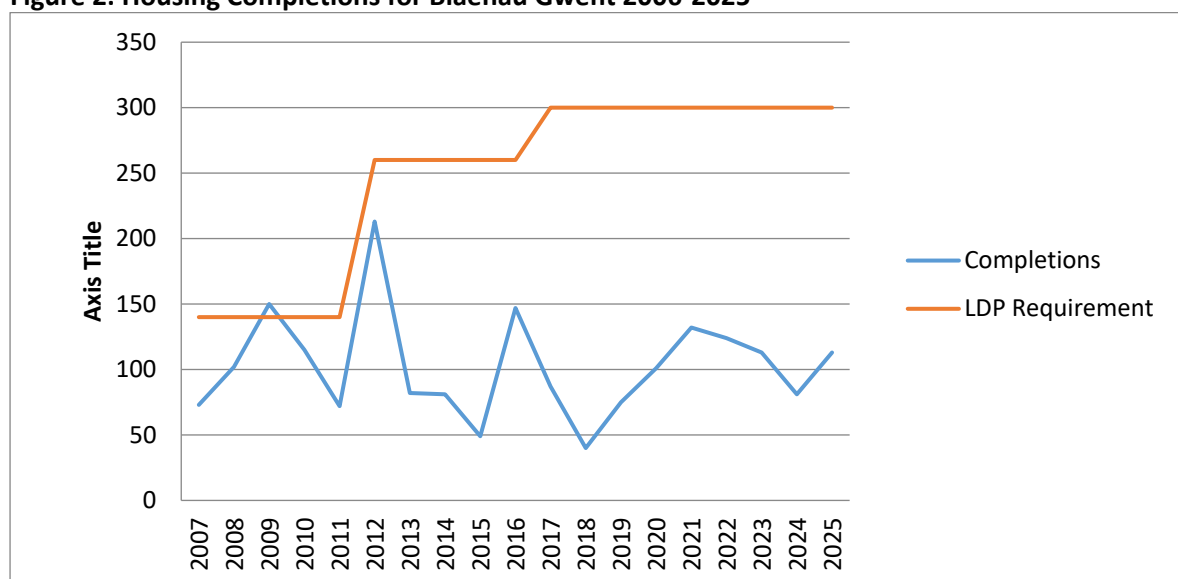
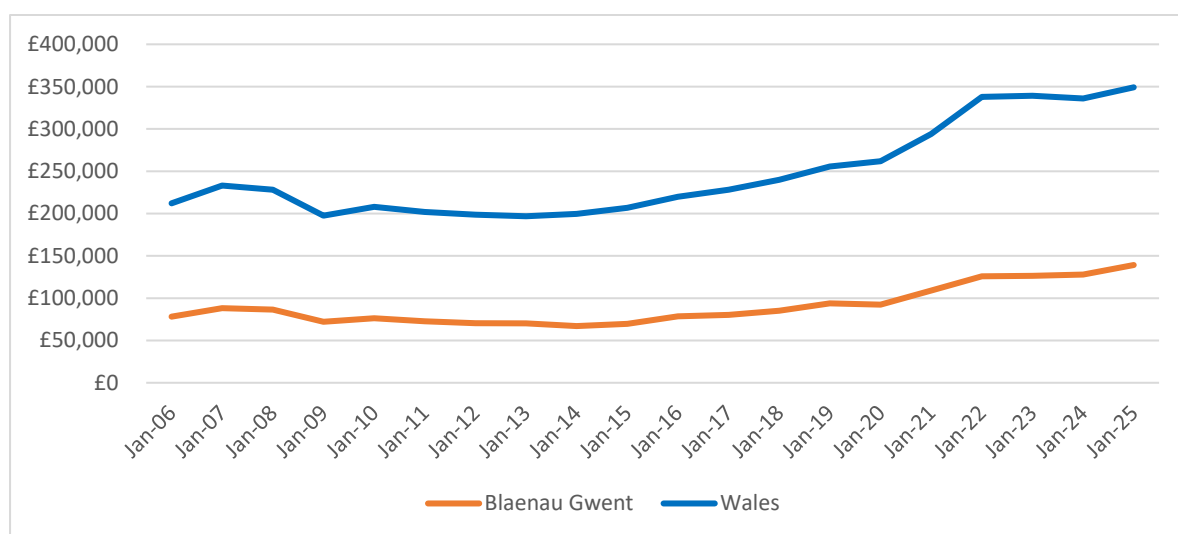


Figure 3: Average House Price in Wales and Blaenau Gwent 2006-2025



3.15 According to the Land Registry, in April 2025 the average house price in Wales was £208,000 whereas the average house price in Blaenau Gwent was £139,176. As can be seen

from the graph above house prices in Blaenau Gwent remain well below the Wales average. This disparity in house price is partly a reflection of the lack of new homes being built as new houses normally command higher prices.

Planning applications with significant impacts

3.16 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. An application has been made to extend the lifetime of the permission, however the application remains undetermined. Work was undertaken to scope out what was required to update and supplement the original Environmental Statement but nothing further was submitted. The situation remains uncertain and will continue to be monitored.

Policy, Legislation and Statistical Changes

Technical Advice Note (TAN) 15: Development flooding and coastal erosion (March 2025)

3.17 On March 31 2025, the Welsh Government published Technical Advice Note 15: Development, Flooding and Coastal Erosion. This marks the most substantial reform to national flood risk planning guidance in over two decades, with the new guidance replacing the 2004 TAN 15.

The key changes and principles of the new TAN 15 are summarised below:

- The new TAN 15 is plan-led, requiring flood risk and coastal erosion to be considered from the earliest stages of strategic planning. Local Development Plans must integrate flood risk mapping and evidence such as Strategic Flood Consequence Assessment. This reflects a shift from reactive decision making to strategic risk-informed planning.
- The outdated Development Advice Map has been replaced with the Flood Map for Planning which is a digital, frequently updated (bi-annually) spatial tool. It provides enhanced layers including surface water, rivers, sea and small watercourses flood risk. It also identifies TAN 15 Defended Zones and areas susceptible to coastal erosion.
- The policy introduces 'TAN15 Defended Zones' — areas protected by flood defences that meet specific design standards (e.g. 1:100 for fluvial flooding, 1:200 for tidal). Development is not prohibited in these zones but must demonstrate consideration of residual risk, including overtopping and breach scenarios. A Flood Consequences Assessment (FCA) is required regardless of the presence of defences.
- The classification of development types has been updated and expanded. Categories now include Highly Vulnerable, Less Vulnerable, and Water-Compatible developments. Examples of Highly Vulnerable uses include all residential buildings, hospitals, schools, and emergency services infrastructure. This classification determines where development may be acceptable depending on the level of flood risk.

- FCAs are now compulsory for a wider range of applications — not only in higher-risk areas but also in TAN15 Defended Zones and certain lower-risk zones adjacent to small watercourses. The requirements have become more technical, with applicants expected to address breach, blockage, exceedance, and climate change projections.
- For the first time, TAN15 fully integrates coastal erosion risk into development planning. Proposals must align with Shoreline Management Plans (SMPs) and consider the long-term retreat of coastlines. This will be especially significant for regeneration projects and infrastructure in at-risk coastal areas.
- The 2025 Notification Direction requires LPAs to notify the Welsh Ministers of applications for Highly Vulnerable Development on previously undeveloped land within Flood Zone 3. A 21-day notification period follows, during which Ministers may call in the application. This aims to reduce inappropriate development in high-risk areas.
- New developments must now embed design measures to manage residual flood risk, such as raised floor levels, flood-compatible materials, SuDS schemes, and emergency access planning. Designing for exceedance — planning how water will behave when systems are overwhelmed — is now explicitly required.

Regional Policy Framework

Strategic Development Plan (SDP)

3.18 On July 26, 2024, the Cardiff Capital Region Corporate Joint Committee agreed to undertake engagement with key stakeholders on the draft Delivery Agreement document, marking the first step in the development of the Strategic Development Plan (SDP). The SDP Delivery Agreement was approved in principle by the Corporate Joint Committee (CJC) on 31st March 2025, pending confirmation of financial support from WG. This marks the start of work on the SDP and the Cardiff Capital Region CJC is now establishing a team to deliver the Plan.

3.19 The Delivery Agreement contains the Community Involvement Scheme (CIS), setting out how and when stakeholders and the community can become involved in the plan-making process. This ensures transparency and inclusivity from the outset. It also includes a comprehensive timetable for preparing the SDP setting out clear timelines and milestones for various stages of the process.

3.20 The SDP Preferred Strategy is expected in June 2028 with adoption of the Plan expected in March 2032. The legal requirement is for the RLDP to be in general conformity with the regional tier SDP.

Local Policy Framework

Federation of Blaenau Gwent and Torfaen County Borough Councils

3.21 In January 2025, Blaenau Gwent and Torfaen County Borough Councils agreed to appoint a permanent Joint Chief Executive for both councils and to engage in a federated model of working across both local authorities.

3.22 The appointment followed a 7 month 'discovery phase' during which both councils agreed to share the Chief Executive role, while exploratory work took place to evaluate the impact of closer working.

3.23 The federation of Blaenau Gwent and Torfaen County Borough Councils will see two councils of equal status, seeking mutual benefits and exploring new ways of working. They have engaged and built trust among leaders and elected members across councils, building on shared aims to benefit residents. They have taken a social partnership approach, involving the trades unions throughout. These are clear signs of a healthy curiosity, a commitment to innovation and the maturity of partners across the councils.

3.24 This approach aims to support long-term sustainability whilst also retaining the financial and democratic sovereignty of both councils.

Local Housing Market Assessment

3.25 The **Blaenau Gwent LHMA 2024**, produced in partnership with Opinion Research Services (ORS) and stakeholders, has been published. It provides a comprehensive analysis of current and future housing needs across the borough. It is a key evidence base for planning, housing, and homelessness strategies.

Proposed Site of Special Scientific Interest (SSSI) - Mynyddoedd Llangynidr a Llangatwg, Cefn Yr Ystrad a Chomin Merthyr

3.26 On 29th January 2025, Natural Resource Wales (NRW) notified the Council of a proposed Site of Special Scientific Interest (SSSI) - Mynyddoedd Llangynidr a Llangatwg, Cefn Yr Ystrad a Chomin Merthyr under Section 28 (1) Of The Wildlife And Countryside Act 1981, (As Amended) (W&C Act 1981).

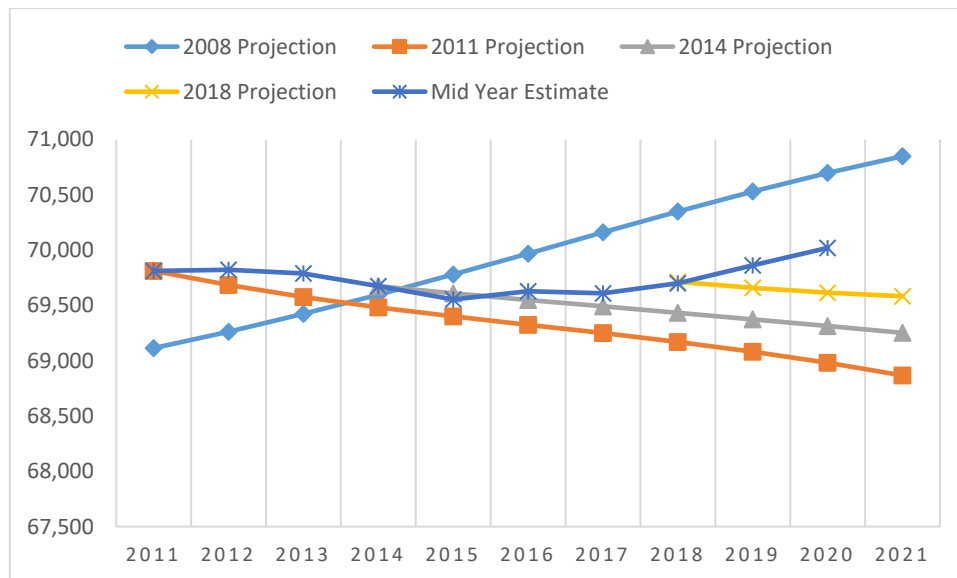
3.27 Consultation of the proposed SSSI was undertaken by NRW during the monitoring period and the designation was later confirmed on 9th October 2025.

Statistics

Mid-Year Estimates

3.24 In 2019 the mid-year estimate for Blaenau Gwent was 69,862 which was a slight increase (162) from the previous year. The latest mid-year (2020) estimate stands at 70,020 (2020) which is a further increase of 158.

Figure 4: Comparison of 2008, 2011, 2014 and 2018 based Population Projections and Mid-year estimates for Blaenau Gwent



Census Population Figure

3.25 The 2021 population census figures have been released. In Blaenau Gwent, the population size has decreased by 4.2%, from around 69,800 in 2011 to 66,900 in 2021. The total population of Wales grew by 1.4%, increasing by 44,000 to 3,107,500.

4.0 LOCAL DEVELOPMENT PLAN MONITORING

4.1 The 2024-25 Annual Monitoring Report is the tenth monitoring report to be prepared since the adoption of the Blaenau Gwent LDP. While the adopted plan period has expired it remains the extant development plan for the area as work continues on the Replacement Local Development Plan (RLDP). This report therefore provides an opportunity for the Council to assess the impact that the adopted LDP continues to have on social, economic and environmental well-being of the County Borough.

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:		
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: A1 Development 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. 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.		

The remaining 1,645 sq m is to be met through redevelopment proposals in the town centres. The following table includes details of redevelopment proposals that have resulted in an increase of floorspace in the town centre:

Location	Proposal	Floorspace	Status
2013-2014			
Existing Aldi Store, The Walk, Ebbw Vale	Store extension	227 sq m (net sales area)	Complete
2014-2015			
No planning applications approved			
2015-2016			
No planning applications approved			
2016-2017 -			
No planning applications approved			
2017-2018			
Mcdonald's restaurant, The Walk, Ebbw Vale	Store extension	14.5 sq m	Complete
2018-2019			
No planning applications approved within the town centre			
2019-2020			
No planning applications approved within the town centre			
2020-2021			
No planning applications approved within the town centre			
2021-2022			
No planning applications approved within the town centre			
2022-2023			
No planning applications approved within the town centre			
2023-2024			
No planning applications approved within the town centre			
2024-2025			
Existing Aldi Store, Ebbw Vale	Extension and external alteration of the existing retail foodstore (Use Class A1), together with an extension and reconfiguration of the car park, external lighting, drainage, landscaping, and other associated site works.	301 sq m	Under construction
Total		241.5sq m	

Between 2024-25, one planning application has been approved within the town centres for a redevelopment proposal that would result in an increase of floorspace. The development is under construction. In total, 241 sq m of floorspace has been delivered through redevelopment proposals in the town centre.

In terms of the amount of A1 land delivered through allocations and redevelopments in the town centre and the outcome requirement of 9,100 sq m by 2016 and 11,500 sq m by 2021, as only 241.5 sq m has currently been delivered, the 2016 and 2021 targets have not been achieved.

Leisure Development

Planning permission for mixed use development including the provision of a hotel has now lapsed on land at Bryn Serth. The Council are currently working with the landowners of the site as part of the replacement Local Development Plan process.

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 and the target of the completion of the projection by 2021 has not been achieved.

Land in B Use Class

By the end of the plan period, it was expected that 48.5 ha of employment land would be delivered in the Northern Strategy Area.

Location	Proposal	Site Area (Ha)	Status
2009-2016			
MU2 The Works, Ebbw Vale	500 sq m of office space	0.18	Complete
2016-17			
EMP1.6 Land at Waun y Pound Industrial Estate	Vehicle security park and storage container facility, provides 460 sq m of B2 floorspace	0.7	Complete
2017-18			
EMP1.6 Land at Waun y Pound Industrial Estate	B2 industrial unit with associated offices and external area provides 558 sq m of B2 floorspace	0.2	Complete
2018-19			
MU1 Rhyd y Blew, Bryn Serth Road	4,955 sq m of B1, B2 or B8 uses	2.87	Complete 2022-23
MU2 Land north of the Regain Building The Works, Ebbw Vale	Construction of 9 (B1) business units	1.0	Complete
MU2 Site to the north of the Learning Zone, Lime Avenue, Ebbw Vale	Provision of office development (A2 and B1) with ancillary facilities constructed from shipping containers.	0.2 ha	Complete
2019 – 20			
MU2 Land off southern end of Lime Avenue-opposite hospital.	Construction of 6 buildings to provide 25 employment units for B1 and B2 uses,	1.7	Not Started 2023-2024

	new access road and junctions off Lime Avenue & associated parking and other infrastructure.		
2020-21			
MU2 Regain Building, Mill Lane, Ebbw Vale	Two storey building (B1) linked to Regain building with associated infilling of basement garden, access, parking and other infrastructure, and additional parking areas and service access to regain building	0.28	Complete 2021-22
2021-22			
MU2 Land to the southern end of Lime Avenue, Ebbw Vale	Construction of employment units for B1, B2, and B8 uses, new access road and junction off Lime Avenue	2.0 ha	Not started 2023-2024
2022-23			
No employment developments on allocated sites approved			
2023-2024			
No employment developments on allocated sites approved			
2024-2025			
No employment developments on allocated sites approved			
In addition to allocated sites, in 2024-25, 2,219 sq m of employment floorspace has been delivered.			
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 and 48.5 ha by the end of the plan period, as only 5.43 ha have been delivered, the 2016 and 2021 targets have not been achieved.			
Housing Development			
To date 1,816 dwellings have been completed in the Northern Strategy Area which falls short of 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 1,816 homes have been delivered, the 2016 target has 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)
No further schemes have been completed this year in the Northern Strategy Area, bringing the 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 is for 19 transport projects to be delivered in the Northern Strategy Area, this has not been achieved. The monitoring aim of delivering sustainable growth and regeneration in the north of the borough has not been achieved at the anticipated 2016 and 2021 levels.	
PERFORMANCE:	
R	
ACTION:	
A Replacement Local Development Plan is being prepared.	

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 INDICTOR:	MONITORING TARGET:		
	Outcome by End of 2016	Outcome by End of Plan (2021)	
Amount of land in B use class delivered	Land in B use class 1.5 ha delivered	Land in B use class 1.5 ha delivered	
Amount of housing delivered	Housing development 265 homes delivered	Housing development 345 homes delivered	
Tourism initiatives	Tourism initiatives 1 initiative delivered		
Environmental reclamation projects	Environmental reclamation 1 project delivered		
Transport projects	Transport projects 3 projects delivered	Transport projects 5 projects delivered	
ANALYSIS OF RESULTS:			
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:			
<u>Land in B Use Class</u> By the end of the plan period, 1.5 ha of employment land was expected to be delivered in the Southern Strategy Area.			
Location	Proposal	Site Area Ha	Status
2018-19			
Roseheyworth Business Park	Household waste recycling facility	0.79	Complete
2019 – 2020			
No planning applications approved			
2020-2021			
No planning applications approved			
2021-2022			
No planning applications approved			
2022-2023			
No planning applications approved			
2023-2024			
No planning applications approved			
2024-2025			
No planning applications approved			
In terms of the amount of land in B use class delivered and the outcome of 1.5 ha by the end of plan period, with 0.79 ha of land delivered and no further planning applications approved, the target has not been achieved.			

Housing Development

To date, 134 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.

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 134 homes delivered, the 2016 and 2021 targets have not been achieved.

Tourism Initiatives

1 tourism initiative is expected to have been completed by 2016. However, the tourism and leisure initiative at Cwmteillery Lakes for an Outdoor Gateway and Education Centre is no longer being progressed due to Communities First no longer being in operation. Although a project of this nature remains an aspiration.

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.

Environmental Reclamation

The LDP identifies a land reclamation scheme at Llanhilleth Pit Heads Baths in the Southern Strategy Area to be delivered by 2016. The Council is considering options for the site via feasibility work and consultation with the community.

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.

Transport Projects

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. No further schemes have been completed during 2022-23.

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

T1.9	Extension to Ebbw Fach Trail from Abertillery to Aberbeeg and completion of missing section through Blaina
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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. The 2021 target was for a total of 8 schemes to be delivered by 2021 has also not been achieved.

The monitoring aim of delivering regeneration in the south of the borough has not been achieved at the anticipated 2016 and 2021 levels.

PERFORMANCE:**R****ACTION:**

- A Replacement Local Development Plan is being prepared.

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.																																																																																																																					
Number of A1 uses in primary retail areas as a percentage of all units in primary retail areas																																																																																																																					
The table below shows the % of A1 uses in the Principal and District Town Centres for 2009; and 2014-2025 and the percentage change between 2009 and 2025:																																																																																																																					
<table><tr><th colspan="15">% of A1 Uses in Primary Retail Area</th></tr><tr><th rowspan="2">Town</th><th colspan="13">Year</th><th rowspan="2">% Change 2009 - 2025</th></tr><tr><th>09</th><th>14</th><th>15</th><th>16</th><th>17</th><th>18</th><th>19</th><th>20</th><th>21</th><th>22</th><th>23</th><th>24</th><th>25</th></tr><tr><td>Ebbw Vale</td><td>61</td><td>61</td><td>62</td><td>68</td><td>61</td><td>59</td><td>61</td><td>67</td><td>56</td><td>59</td><td>62</td><td>59</td><td>56</td><td>-5</td></tr><tr><td>Abertillery</td><td>45</td><td>45</td><td>45</td><td>45</td><td>41</td><td>40</td><td>44</td><td>49</td><td>47</td><td>50</td><td>49</td><td>44</td><td>45</td><td>0</td></tr><tr><td>Brynmawr</td><td>61</td><td>62</td><td>54</td><td>53</td><td>53</td><td>58</td><td>58</td><td>61</td><td>58</td><td>64</td><td>58</td><td>44</td><td>44</td><td>-17</td></tr><tr><td>Tredegar</td><td>67</td><td>61</td><td>63</td><td>56</td><td>54</td><td>51</td><td>50</td><td>52</td><td>41</td><td>60</td><td>49</td><td>47</td><td>49</td><td>-18</td></tr></table>															% of A1 Uses in Primary Retail Area															Town	Year													% Change 2009 - 2025	09	14	15	16	17	18	19	20	21	22	23	24	25	Ebbw Vale	61	61	62	68	61	59	61	67	56	59	62	59	56	-5	Abertillery	45	45	45	45	41	40	44	49	47	50	49	44	45	0	Brynmawr	61	62	54	53	53	58	58	61	58	64	58	44	44	-17	Tredegar	67	61	63	56	54	51	50	52	41	60	49	47	49	-18
% of A1 Uses in Primary Retail Area																																																																																																																					
Town	Year													% Change 2009 - 2025																																																																																																							
	09	14	15	16	17	18	19	20	21	22	23	24	25																																																																																																								
Ebbw Vale	61	61	62	68	61	59	61	67	56	59	62	59	56	-5																																																																																																							
Abertillery	45	45	45	45	41	40	44	49	47	50	49	44	45	0																																																																																																							
Brynmawr	61	62	54	53	53	58	58	61	58	64	58	44	44	-17																																																																																																							
Tredegar	67	61	63	56	54	51	50	52	41	60	49	47	49	-18																																																																																																							
Source: Blaenau Gwent Annual Town Centre Surveys																																																																																																																					
Latest figures for the period 2024-25 reveal that all of the towns, apart from Abertillery, have witnessed a decrease in the percentage of A1 uses in the primary retail areas. The most significant decrease is in Tredegar with a 18% decrease in A1 uses in the primary retail area since 2009. The vacancy rate in the primary retail area has significantly increased and now stands at 27% (2024-25), a significant number of the properties in the Gwent Shopping Area are vacant. This could explain the change in the percentage of A1 uses in Tredegar’s Primary Retail Area.																																																																																																																					
Brynmawr is following closely behind Tredegar and has witnessed a change with a 14% decrease between 2022 and 2025, and it is 17% below the 2009 base level. This change could also be explained by the increase in vacancy rate in the primary rate (more than doubled from 11% to 28%).																																																																																																																					
Abertillery and Ebbw Vale have witnessed more modest changes. Abertillery has remained at the same 45% as the 2009 base level. Ebbw Vale has decreased by 3% since the previous year and a 5% change since the 2009 base level.																																																																																																																					
In terms of increasing the % of A1 uses in the Ebbw Vale Primary Retail Area from a base of 61% the target has not been achieved (-5%).																																																																																																																					

In terms of increasing the % of A1 uses in the Abertillery Primary Retail Area from a base of 45% the target has not been achieved (0%).
 In terms of increasing the % of A1 uses in the Brynmawr Primary Retail Area from a base of 61% the target has not been achieved (-17%).
 In terms of increasing the % of A1 uses in the Tredegar Primary Retail Area from a base of 67% the target has not been achieved (-18%).

The monitoring aim to ensure town centres thrive through the implementation of the retail hierarchy is having a negative impact. All retail related policies will be reviewed as part of the RLDP.

PERFORMANCE:	R
ACTION:	
A Replacement Local Development Plan is being prepared.	

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 and 2014-2023; and the difference in vacancy rates between 2009 and 2024:

Percentage of Vacant Units in the Town Centre													
Town Centre	Year												% Change 2009 – 2025
	09	15	16	17	18	19	20	21	22	23	24	25	
Ebbw Vale	11.5	11	13	14.5	11.9	11.9	9.4	17	15	12	15	12	+0.5
Abertillery	20	23	18	24	18.8	18	18	19	17	20	23	25	+5
Brynmawr	11	9	10	10	11.7	8.7	11	8	6	11	16.5	15	+4
Tredegar	12	19.4	18	17	19	24	21	19	14	15	20	21	+9
Blaina	25	22.6	21.8	21.8	20.8	26	28	25	26	24	24	28	+3
Overall Vacancy Rates	15	18.3	15.9	17.3	16.4	17.4	16.7	16.9	14.6	15.6	17.6	19.4	+1.8

Source: Blaenau Gwent Town Centre Surveys

The overall vacancy rate for the town centres is 19.4% (2024-25) which is a 1.8% increase on last year and a 4.4% increase from 2009. The Blaenau Gwent vacancy rate is higher than the Wales vacancy rate of 17.4% (Local Data Company Jan 2024).

The vacancy rate in Ebbw Vale has decreased in 2025 to 12% and is only 0.5% above the 2009 base vacancy rate. The vacancy rate in Abertillery, at 25% is an increase from the previous year (2%) and is 5% higher than in 2009.

The vacancy rate for Brynmawr has decreased to 15% this year, a 1.5% decrease on the previous year but is 4% higher than the 2009 base level.

In Tredegar, the vacancy rate percentage increased by 4% in 2025 when compared to the previous year and is 9% higher than that of 2009.

For Blaina, the vacancy rate has increased to 28%, a 4% increase on the previous year and is 3% higher than the vacancy rate in 2009.

Town	Status	Total No. of Commercial Premises in 2009	% Vacant Units 2009	Total No of Commercial Premises 2025	% Vacant Units 2025	% Change 2009-2025
55Blaenau Gwent						
Ebbw Vale	Principal Town Centre	139	11.5%	124	12	+0.5
Abertillery	District Local Town Centre	159	20%	127	25	+5
Brynmawr	District Local Town Centre	155	11%	101	15	+4
Tredegar	District Local Town Centre	170	12%	156	21	+9
Blaina	Local Town Centre	64	25%	53	28	+3
Caerphilly						
Bargoed	Principal Town	138	19%	147	22.4	+3.4
Rhymney	Local Centre	31	6%	No longer monitored by CCBC		
Merthyr Tydfil						
Merthyr Town	Principal Town	No data available	13%	332	16	+3
Rhondda Cynon Taf						
Aberdare	Principal Town	223	15%	219	17.35	+2.35
Ferndale	Key Settlement	46	13.0%	47	14.89	+1.89
Mountain Ash	Key Settlement	91	14.9%	91	18.68	+3.78
Treorchy	Key Settlement	120	6.1%	119	6.72	+0.62

The picture in Blaenau Gwent is similar to other Heads of the Valleys towns. In 2024-25, all of Blaenau Gwent's towns witnessed an increase in vacancy rates which is like that of the towns across the Heads of the Valleys. The worst performing town is Tredegar which records the highest vacancy change rate since 2009 when compared to the other valley towns.

In terms of reducing the vacancy rate in Ebbw Vale from a base level of 11.5% the target has not been achieved (+0.5%).

In terms of reducing the vacancy rate in Abertillery from a base level of 20% the target has been achieved (+5%).

In terms of reducing the vacancy rate in Brynmawr from a base level of 11.6% the target has been achieved (+4%).

In terms of reducing the vacancy rate in Tredegar from a base level of 12.4% the target has not been achieved (+9%).

In terms of reducing the vacancy rate in Blaina from a base level of 25% the target has not been achieved (3%).

The monitoring aim to ensure improvement of viability in the town centres is not currently being achieved in its entirety. All retail related policies will be reviewed as part of the RLDP.

Performance:

R

Action

- A Replacement Local Development Plan is being prepared.

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 and population levels. This is also an indicator that measures the vacancy rate of residential properties as the Plan relies on reducing vacancy rates to meet its overall housing requirement figure.		
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	
2017-2018	40	
2018-2019	75	
2019-2020	101	
2020-2021	132	
2021 - 2022	124	
2022 - 2023	113	
2023 - 2024	81	
2024 - 2025	113	
Total to date	1,950	

The above table identifies that **1,950** homes have been built to date which is less than the Plan requirement of 3,500 by 2021.

In terms of small site completions, 2024-2025 saw the lowest level of completions, at 8. This figure is below what has been achieved over the past 10 years.

In terms of the net number of additional affordable and general market dwellings built and the outcome requirement for 3,500 by 2021 at 1,950 the LDP is behind target and has failed to meet

the 2021 outcome requirement. It is 44% below the requirement of 3,500 which is above 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
Population	69,610	69,685	69,820	69,850	69,798	69,812	69,822	69,789
Year	2014	2015	2016	2017	2018	2019	2020	2021
Population	69,674	69,554	69,628	69,609	69,700	69,862	70,020	66,900

Stats Wales

The 2021 census data population figure is 66,900. This is below the mid year estimate projected for 2021.

Although it was previously estimated that the plan is on target of reaching the population level, the 2021 population census figures were released which showed that Blaenau Gwent's population size decreased by 4.2%, from around 69,800 in 2011 to 66,900 in 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	2021
Vacancy Rate	5.7%	4.8%	7.7%

The new 2021 Census figures on vacancy rates shows the vacancy rates for Blaenau Gwent has increased from the previous 2001 and 2011 census figures. There has been an increase of 2.9% since 2011.

In terms of decreasing the vacancy rate of residential properties to 4.5% by 2016 and 4% by 2021 the target has not been achieved.

The monitoring aim to secure the construction of 3,500 net additional dwellings by 2021 and halt population has not been achieved.

PERFORMANCE:	R
ACTIONS:	
A Replacement Local Development Plan is being prepared.	

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:		
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.		
Number of net additional affordable dwellings built per annum		
Part of delivering quality housing is ensuring that local housing need is met. This involves the delivery of a mix of tenure including social rented, intermediate rent and low cost homes. Overall the Plan aims to deliver 1,000 affordable properties by 2021.		
Year	Number of net additional affordable dwellings Completed	
2006- 2013	317	
2013-2014	41	
2014-2015	7	
2015-2016	63	
2016-2017	48	
2017-2018	0	
2018-2019	31	
2019-2020	0	
2020-2021	72	
2021-2022	27	
2022 - 2023	0	
2023-2024	14	
2024 - 2025	23	
Total	627	
In the Plan period, 627 affordable dwellings have been delivered therefore the 2021 target of 1,000 has not been met.		

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 627 the 2021 requirement figure has not been met.

Number of net additional affordable dwellings delivered through S106

Development	No of units secured through S106 Agreements
Peacehaven, Tredegar	4 and £80,000 financial contribution
Northgate, The Works	5 Plus financial contribution of £83,539
Total	9

Of the 1,000 total affordable properties, 335 were to be secured through S106 Agreements by 2021 through open market housing led developments. To date only 9 units have been delivered through S106 agreements without the aid of Social Housing Grant.

A further 66 units and a financial contribution to deliver 7.9 units have been or are in the process of being secured through S106 Agreements. See the table below:

Development	No of units secured through S106 Agreements
BKF Plastics (S106 signed and site under construction)	2
Park Hill, Tredegar (Phase 1) (S106 signed)	14
Park Hill, Tredegar (Phase 2) (S106 signed)	15
Nant Farm Road, Six Bells, Abertillery (S106 signed)	Financial Contribution equivalent to 2 affordable homes
Cambridge Gardens, Ebbw Vale (S106 signed)	Financial contribution equivalent to 1 affordable home
Carlton House, Ebbw Vale (S106 signed)	1
Land at Pochin, Tredegar (S106 signed)	Financial contribution equivalent to 2.4 affordable homes
Former Rhyd -y- Blew Reservoir (S106 signed)	25
Pantyforest, Ebbw Vale (subject to signing of S106)	Financial contribution equivalent to 2 affordable homes
Land at Nant-y-Croft (S106 signed site under construction)	5
Land at Ashvale Sports Club (subject to signing of S106)	2
Land to the east of Blaina Road (subject to signing of S106)	2 Plus financial contribution for 0.5 a house
Total	66 units Plus financial contribution equivalent of 7.9 houses

The total figure of 82.9 falls well short of the target of 335 affordable houses from S106 development by 2021. This reflects the lack of confidence in the private sector housing market in Blaenau Gwent and 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 335 by 2021, having only delivered 9 and secured a total of 66 units the Plan has failed to meet the 2021 requirement. It also breaks the trigger of being below 20% of the 335 target for 2021.

Change in viability

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

Year	Source	Sales values per sq m
2010	Affordable Housing Viability Assessment	£1,700
2014	Based on an assessment of Peacehaven, Tredegar	£1,377
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
2018	Based on an assessment of Peacehaven, Tredegar	£1,787
2023	Viability Assessment for Ashvale site, Tredegar	£1,760 - £1,993
2025	Draft RLDP Viability Assessment	£2,250 - £3,000

The Affordable Housing Viability Assessment undertaken in 2010 was based on sales values of £1,700 per sq. m. The Council subsequently undertook viability work in 2015 to inform a decision on the introduction of the Community Infrastructure Levy. At the time the sales values varied across the Borough, ranging from £1,500 in the south of the Borough to £1,700 in the Ebbw Vale area. More recently a draft Viability Assessment has been prepared to inform the Replacement LDP. This found that sales values for new build properties are now able to achieve £2,250 - £3,000 psm, reflecting increases in property values in recent years. This work will inform a future revised Planning Obligations Supplementary Planning Guidance (SPG) document and future S106 negotiations.

Since 2014, we monitored sales values at Peacehaven, Tredegar and these have increased from £1,377.4 to £1,787.58, an increase of 30%. All houses at the site are now sold and it is therefore no longer possible to monitor sales values at the site. The Viability Assessment for the residential development at Ashvale, Tredegar (dated March 2023) provided updated information with regards to anticipated sales values. These ranged between £1,760 to £1,993 per square metre (representing a 12% increase on the 2018 sales value figure at the higher end).

The house price database developed for the Draft RLDP Viability Assessment provides an updated picture of open market housing sales values in the County Borough. This is based on more recent new build sales values at, for example, Persimmon's Carn Y Cefn development in Ebbw Vale, as well as other developments across the County Borough with completions from 2018 to 2024. This found that sales values of between £2,250 - £3,000 psm were now achievable in the area. In addition, at the Viability Study Group held in July 2024 to support the study, there was a consensus from developers that sales on new developments were generally achieving at least £3,000 psm.

Other sources of information are available from the Land Registry. The year has seen an increase in house price sales values. Average house prices have increased from £106,453 in April 2021 to £133,721 in April 2025 an increase of £27,268 or 26% (Source: Land Registry). Average property sale prices in November 2012 when the LDP was Adopted were £67,464, meaning an increase of property prices of £66,257 or 98% when compared to April 2025 (Source: Land Registry).

In terms of the change in viability, no trigger has been broken as sales value per sq metre are not 10% less than the original sales values.

The introduction of mandatory requirements for Sustainable Urban Drainage (SUDs) is having implications for viability of sites. Though there is limited evidence gathered to date and what is available shows great variation the costs are no doubt impacting on the viability of sites.

The introduction of mandatory SUDs is a change that is impacting 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.

PERFORMANCE:	R
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ACTIONS:

- A Replacement Local Development Plan is being prepared.
- A Viability Assessment is being prepared to support the Replacement Local Development Plan.

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 annual level of housing completions monitored against the Average Annual Requirement (AAR)	Under delivery of annual completions on two consecutive years														
Total cumulative completions monitored against the cumulative requirement (Cumulative AAR)	Under delivery of completions on two consecutive years														
Land available for Gypsy and Traveller units	Land Available - loss of land to other uses														
ANALYSIS OF RESULTS:															
In March 2020, Welsh Government announced changes to the way in which housing delivery is monitored. The changes to PPW remove the five-year housing land supply policy and replace it with a housing trajectory as the basis for monitoring the delivery of development plan’s housing requirement in Annual Monitoring Reports. To ensure the delivery of housing in accordance with the strategy, the AMR monitors the annual level of housing completions against the average annual requirement and cumulative completions against the cumulative housing requirement. In accordance with the Development Plans Manual (March 2020), a housing trajectory has been prepared and updated in consultation with the Housing Stakeholder Group. For LPAs who adopted their LDPs prior to the publication of the Development Plans Manual the Average Annual Requirement (AAR) method is required to be used as the primary indicator to measure housing delivery. The Average Annual Requirement for the adopted LDP equates to 233 dwellings per annum, the LDP requirement of 3,500 dwellings divided by the 15-year Plan period. This is the figure against which LDP housing delivery will now be monitored. Two new indicators have been included in this AMR, which replace the previous indicator which measured the five-year housing land supply. The first of these indicators measures the annual level of housing completions (Annual Completion Rate or ACR) monitored against the Average Annual Rate (AAR). The DPM states that this must be presented clearly in the AMR both in numerical and percentage terms (plus/minus x %) and that the trigger for further investigation should be under delivery of annual completions on two consecutive years. In this respect, the Adopted LDP is now beyond the 2006-2021 plan period and preparation of the Replacement LDP is underway. However, annual completions data for subsequent years has been added to the table below for monitoring purposes.															
Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
AAR	233	233	233	233	233	233	233	233	233	233	233	233	233	233	233
ACR	73	102	150	115	72	213	82	81	49	147	87	40	75	101	132
No.	-160	-131	-83	-118	-161	-20	-151	-152	-184	-86	-146	-193	-158	-132	-101
%	-68	-56	-36	-51	-69	-9	-65	-65	-78	-40	-63	-83	-68	-57	-43

Year	2022	2023	2024	2025
AAR	233	233	233	233
ACR	124	113	81	113

No.	-109	-120	-152	-120
%	-47	-52	-65	-52

The Plan has consistently under delivered during the Plan period. At best housing completions were 9% below the Average Annual Rate and completions have frequently been 50% less than the required figure.

In terms of the annual level of housing completions monitored against the Average Annual Requirement (AAR) the trigger of under delivery over two consecutive years has been broken.

The second of these indicators measures the total cumulative completions monitored against the cumulative requirement (Cumulative AAR). The DPM states that this must be presented clearly in the AMR both in numerical and percentage terms (plus/minus x %) and that the trigger for further investigation should be under delivery of completions on two consecutive years.

The adopted LDP is now beyond the 2006 – 2021 plan period and this AMR covers the monitoring period from 1st April 2024 to 31st March 2025. The cumulative completions in 2021 were 57% less than the adopted LDP housing requirement (i.e. 43% of the housing requirement had been delivered by 2021). At 31st March 2025 this stood at 44% less than the adopted LDP housing requirement for 2021 (i.e. 56% of the adopted LDP housing requirement had been delivered as at 31st March 2025).

Year	'07	'08	'09	'10	'11	'12	'13	'14	'15	'16	'17	'18	'19	'20	'21
CAAR	233	466	699	932	1,165	1,398	1,631	1,864	2,097	2,330	2,563	2,796	3,029	3,262	3,500
CACR	73	175	325	440	512	725	807	888	937	1,084	1,171	1,211	1,286	1,387	1,519
No.	-160	-291	-374	-492	-653	-673	-824	-976	-1160	-1246	-1392	-1585	-1743	-1875	-1981
%	-69	-62	-53	-53	-56	-48	-51	-52	-55	-53	-54	-62	-57	-57	-57

Year	'22	'23	'24	'25
CAAR	3,500	3,500	3,500	3,500
CACR	1,643	1,756	1,837	1,950
No.	-1857	-1744	-1,663	-1,550
%	-53	-50	-48	-44

In terms of the cumulative annual level of completions monitored compared against the cumulative Average Annual Requirement (AAR) there has been under delivery of cumulative completions since the beginning of the Plan period. The trigger of under delivery on two consecutive years has therefore been broken.

The DPM also requires that the components of housing supply, including site allocations, large and small windfalls should be monitored separately and included in the AMR. The following tables and graph below provide the information for actual completions during the Adopted LDP plan period.

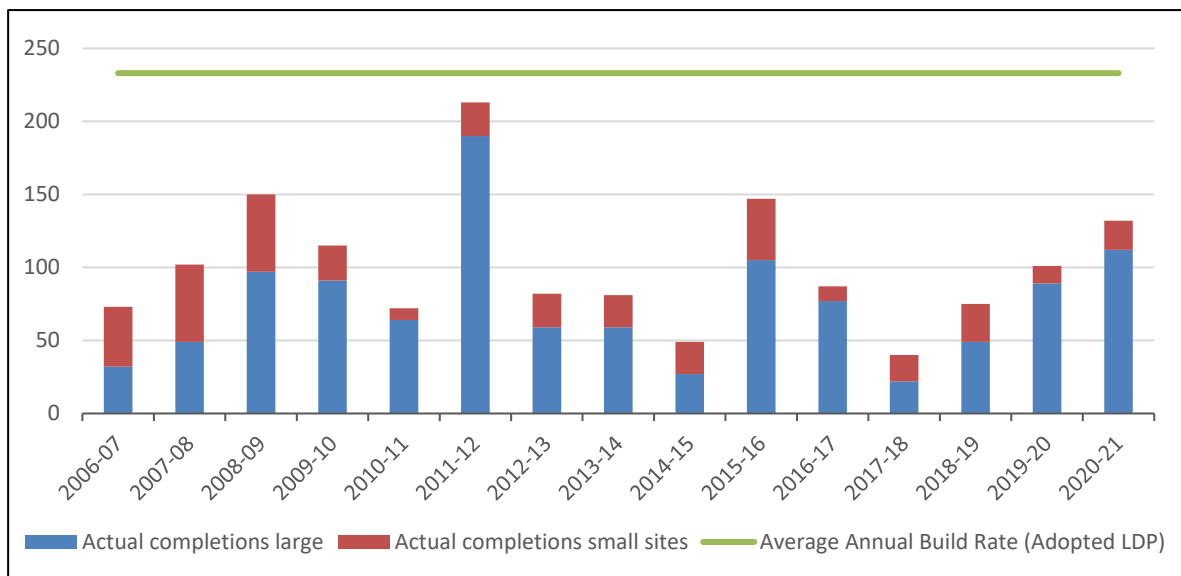
Annual Completions Compared against the AAR

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Year	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Actual recorded completion on large sites during year	32	49	97	91	64	190	59	59	27	105	77	22	49	89	112
Actual recorded completion on small sites during year	41	53	53	24	8	23	23	22	22	42	10	18	26	12	20

Anticipated completions on allocated sites during year																
Anticipated landbank completions during year																
Anticipated completions large windfall during year																
Anticipated completions small windfall during year																
Total actual completions during year	73	102	150	115	72	213	82	81	49	147	87	40	75	101	132	
Total projected cumulative completions	233	466	699	932	1,165	1,398	1,631	1,864	2,097	2,330	2,563	2,796	3,029	3,262	3,500	

	16	17	18	19
	2021-22	2022-23	2023-24	2024-25
Year				
Actual recorded completion on large sites during year	103	98	65	105
Actual recorded completion on small sites during year	21	15	16	8
Anticipated completions on allocated sites during year				
Anticipated landbank completions during year				
Anticipated completions large windfall during year				
Anticipated completions small windfall during year				
Total actual completions during year	124	113	81	113
Total projected cumulative completions	3,500	3,500	3,500	3,500

Adopted LDP Housing Development Trajectory



Emerging Replacement Local Development Plan

An interim forward looking housing trajectory has been prepared based on the Replacement LDP Preferred Strategy as Welsh Government guidance indicates this can provide a more useful comparison during plan preparation. This exercise is limited in scope as the trajectory looks at known committed sites and identified Preferred Strategy sites over the next 5 years and not the land supply to be identified in the Replacement Deposit Plan. The interim trajectory is shown in the following table and graph.

Annual Completions Compared against the AAR

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Year	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
Actual completion on large sites	49	89	112	103	98	65	105								
Actual completion on small sites	26	12	20	21	15	16	8								
Anticipated completions on allocated sites during year															
Anticipated landbank completions during year								118	133	130	69	62			
Anticipated completions large windfall during year								18	18	18	18	18			
Anticipated completions small windfall during year								20	20	20	20	20			
Total Actual Completions (E+F+G+H+I+J)	75	101	132	124	113	81	113								
Total Anticipated completions								156	171	168	107	100			
Total LDP Housing Requirement	117	117	117	117	117	117	117	117	117	117	117	117	117	117	117

Emerging Replacement Local Development Plan Trajectory – 2018-2029



Year	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
AAR	117	117	117	117	117	117	117	117	117	117	117	117
ACR	75	101	132	124	113	81	113	156	171	168	107	100
No.	-42	-16	+15	+7	-4	-36	-4	+39	+54	+51	-10	-17
%	-36	-14	+13	+6	-3	-31	-3	+33	+46	+44	-8	-15

In terms of the new trajectory, annual completions in the first two years of the plan have been lower than anticipated (-36% and -14%). Completions returned to the average annual requirement rate before a dip in completions in 2023-24. In the 2024-25 monitoring period housing completions increased back towards the Replacement LDP average annual requirement rate. It is anticipated that the annual build rate will exceed the AAR in the next few years. This is mainly due to the level of completions and sales anticipated at the Land at Waun Y Pound College Road (allocated under policy MU1 in the Adopted LDP and being delivered by Persimmon Homes) and contribution from other large sites such as the Former BKF Plastics site in Ashvale, Tredegar (being delivered by Davies Homes), the Former Briery Hill School site in Ebbw Vale, and Former Thorntons Quarry Site at Nant-y-Croft, Rassau. The Council will continue to work with site promoters through the candidate site assessment process for the Replacement LDP to provide a comprehensive housing land supply trajectory for the Replacement Plan.

Land Available for Gypsy and Traveller units (GT1)

As part of the aim of policy SP4 to meet local housing needs 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. Although, a planning application has been approved for the development of 4 new pitches, the need to improve the existing facility as a whole means the land for the provision of new pitches is not currently available.

In terms of the monitoring aim for land being available for Gypsy and Traveller units the Plan is failing to address this requirement.

The monitoring aim to deliver housing in accordance with the strategy is not being achieved at the adopted LDP target levels and it is unlikely that this will be addressed without specific intervention.

PERFORMANCE:	R
ACTIONS:	
- A Replacement Local Development Plan is being prepared and will include a new housing trajectory that will be based on the Replacement Deposit Plan site allocations. - An updated Gypsy & Traveller Assessment will support the Replacement Local Development Plan.	

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	Houses Delivered from April 2006 to April 2021	% April 2021	Houses Delivered from April 2006 to April 2024	% April 2024	Expected Outcome by 2016	Expected Outcome by 2021
Ebbw Vale	653	43%	991	66%	55%	60%
Tredegar	457	30%	510	34%	25%	20%
Upper Ebbw Fach	282	19%	315	21%	10%	15%
Lower Ebbw Fach	127	8%	134	9%	10%	5%
Total	1,579		1,950			
Although Ebbw Vale has underperformed against the expected outcome of 60% by 2021, the situation has improved at66% (2024-2025). This has been due to development in Ebbw Vale Northern Corridor (MU1) with work having been completed on Bryn Serth Road and College Road . The Northgate site on The Works (MU2) is also 95% complete.						
In terms of the percentage of housing developments delivered in the Ebbw Vale hub area and the outcome requirement for 60% by 2021 the Plan, at 66%, is above the 2021 target.						
In terms of the percentage of housing developments delivered in the Tredegar hub area and the outcome requirement for 20% by 2021 the Plan, at 34%, is above the 2021 target.						
In terms of the percentage of housing developments delivered in the Upper Ebbw Fach hub area and the outcome requirement for 15% by 2021 the Plan, at 21%, is above the 2021 target.						
In terms of the percentage of housing developments delivered in the Lower Ebbw Fach hub area and the outcome requirement for 5% by 2021 the Plan, at 9%, is above the 2021 target.						
The monitoring aim to ensure the delivery of housing in accordance with the strategy and to increase build rates over the plan period has not been achieved.						
PERFORMANCE:		R				
ACTIONS:						
A Replacement Local Development Plan is being prepared and will include a new spatial strategy.						

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)	
No further schemes have been completed. At 12 schemes completed the Plan is 14 schemes short of the outcome of 26 by 2021.		
Further information regarding proposals and planning permission for these sites are contained in Appendix 1 – Status of Allocations.		
In terms of the number of transport schemes implemented and the outcome for 26 by 2021 the Plan, with 12 schemes completed has failed to meet the 2021 target.		
The monitoring aim to ensure improved connectivity within Blaenau Gwent and with the wider area has not been met.		
PERFORMANCE:	R	

ACTIONS:

- A Replacement Local Development Plan is being prepared and will re-assess transport requirements.

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

Regeneration Services have been actively exploring a range of energy opportunities in the County Borough. The Council owns and operates an existing district heating network at The Works site in Ebbw Vale. It is exploring the potential for further network opportunities and has carried out heat demand mapping, masterplanning and preparation of a feasibility study. An energy prospectus has been prepared identifying renewable energy generation opportunities in the Borough:

Project Name	Technology
RE:FIT	Lighting, CHP, Solar, PV et al
The Works Expansion	Gas CHP, Biomass Boilers
District Energy Network Development	Gas CHP
Silent Valley Wind Project	Wind
Beaufort Wind Project	Wind
Hydro Generation Hydro	Hydro

In terms of the adoption of the Energy Opportunities Plan, 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 photovoltaic panels	Unit 15 Rassau Industrial Estate, Ebbw Vale	0.25 MW
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
2017-2018		
Two wind turbines	Coed y Gilfach, Six Bells, Abertillery	0.5 MW
2018-2019		
No renewable energy developments installed		
2019-2021		
Installation of roof mounted photovoltaic solar panels	3 Business units Land north of Regain Building, Mill Lane, Victoria, Ebbw Vale	1 MW
Solar panels on roof space	Site north of Lime Avenue, The Works, Ebbw Vale	1 MW
2021-2022		
Ground mounted PV solar panels	Land adjacent to Unit 10 Roseheyworth Business Park	0.04
2022-2023		
No renewable energy developments installed		
2023-2024		
285 large photovoltaic panels (57kw) and will also be connected to an existing 225kw wind turbine	Extension of existing production and warehouse facilities. Eurocaps, Crown Business Park, Tredegar	0.057
Solar photovoltaic panels rooftop Installation	Unit 7-8 Tafarnaubach Industrial Estate	0.85
Wind turbine	Unit 19 Rassau Industrial Estate	0.9
Installation of photovoltaic panels to roof of clubhouse	Bedwellty park bowls club, lower salisbury street	0.3
2024-2025		
Installation of roof mounted solar panels	Little Theatre Upper Coronation Street, Tredegar,	0.4
Installation of Solar Panels on the roof of a single storey storage building	Sixbells Bowls Club Ltd, Sixbells Bowls Club Llwynon Road, Six Bells	0.4
Total (2013-2025)		18.447 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		
2017-2018		
No low carbon energy developments installed		
2018-2019		
No low carbon energy developments installed		
2019-2021		
Connection to Combined heat power district heating. Ground/water/air heat pump	3 Business units Land north of Regain Building, Mill Lane, Victoria, Ebbw Vale	2 MW
2021-2022		
Biomass boiler	Unit 28 Tafarnaubach Industrial Estate, Tredegar	0.8 MW
2022-2023		
No low carbon energy developments installed		
2023-2024		
Proposed wood chipper, biomass boiler (with flue) and storage silo together with 4no. chimney exhaust stack	Unit 21 Advanced Mould Ltd - Rassau Ind Est -	0.3
2024-2025		
No low carbon energy developments installed		
Total (2013-2025)		5.89 MW

0.8 MW of renewable / low carbon energy has been installed in 2024-2025.

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 2022-23, the following major schemes have been approved:

Location	Scheme	Floorspace	Consideration of Renewable Energy
2019-2020			
Land at Waun-y-Pound, Ebbw Vale	Residential development of 277 units, including associated works	21,400sq m	Renewable energy Generation was considered as part of the preliminary enquiry stage, however it was deemed not viable to include.
Land off southern end of Lime Avenue, Former	Construction of 6 buildings to provide 25 employment units for B1 and B2 uses, new access road and	17,800sq m	The proposal includes 38 MW of solar photovoltaic panels.

Steelworks Site, Ebbw Vale	junctions off Lime Avenue & associated parking and other infrastructure.		
Rassau Ind Est, Ebbw Vale	Construction of new business units (Class B1/B2/B8 and ancillary uses) and associated parking areas, external works.	8,330 sqm	The applicant considered renewable energy and concluded that the use and split of the units are not known therefore specifics in terms of renewable energy cannot be provided at this stage.
Lakeside Brynmawr	3 retail units (Unit 2 Class A1 convenience food store, Unit 3 Class A1 comparison and flexible use for Unit 4 Classes A1/A2/A3) and associated works	3500 sqm	An energy statement accompanied the planning application which reviewed a number of renewable energy sources. It considered that as each potential occupier will have their own specifications, it was difficult for any decisions to be made. Out of the sources considered, only unit 3 was considered viable for solar due to the south facing pitch of the roof. The ES also commits to achieving high energy efficiency standards through building regulations. Therefore there is evidence that consideration has been given to renewable energy.
Units 23/ 24, Tafarnaubach Ind Est	A new pharmaceutical containment facility and ancillary infrastructure (eg. chillers), extended service yard and new car park.	7,800sqm	See other comments in relation to this site.
Units 23/24, Tafarnaubach Ind Est	Parking place for heavy goods vehicles with associated workshop/office building comprising of 6 no. starter business units new vehicular accesses and associated parking	6,800sqm	The proposed development includes solar panels in the front roof plane.
23-24 Tafarnaubach Ind Est	Three storey lab block, external stairs, associated canopies and link to the existing building.	1,195sqm	See other comments in relation to this site.
2020-2021			
Units 23/24 Tafarnaubach Industrial Estate	Construction of new packaging line building, retaining wall and covered	3,800 sq m	An energy statement was submitted with the planning application which

	pedestrian walkway linking new packaging line building with new car park		highlighted that the opportunity to include renewable energy was limited due to the nature of the proposal and viability reasons. A commitment to achieve energy efficiency by complying with or exceeding building regulations in relation to the construction of a building has been noted. Therefore there is evidence that consideration has been given to renewable energy.
Land at western end of Hov Hub Industrial Estate, Crown Industrial Estate	Industrial building subdivided into six small units and use of part of the site for the siting of approximately 14 metal containers units to be used as a container storage facility	4,700 sq m	The proposal includes solar photovoltaics.
2021-2022			
Ben Wards Fields Brynmawr Ebbw Vale	Retention of earthworks including importation of material, re-profiling of existing contours, temporary ancillary works including welfare facilities & parking areas with restoration to grass land with hedgerows & drainage		Due to the nature of the development, consideration to renewable energy is not relevant.
Former Glyncoed Comprehensive School Badminton Grove Ebbw Vale	New Primary School and Childcare Facility with External Play Areas, Recreational Spaces and Other Associated Infrastructure	4,062	The design and access statement indicates that the site will achieve BREEAM excellent and therefore gives consideration to renewable energy as part of this.
Land to the Southern end of Lime Avenue Ebbw Vale	Construction of employment units for B1, B2, and B8 uses, new access road and junction off Lime Avenue	4,065 sq m	A Low and Zero Carbon Sustainability Appraisal has been undertaken for the planning application. PV solar panels are proposed for each of the industrial units. There are 10 EV charging spaces and all heating will be electrical based.
Land at Northgate Steelworks Road, Ebbw Vale	Proposed residential development and associated works	1.9 ha	It is not clear if consideration has been given to renewable

			energy from the planning application documents.
2022-2023			
Unit 19-20 Rising Sun Industrial Estate	Erection of a new detached storage building	1,119 sq m	Development seeks to minimise energy use through good daylight and insulation levels, robust air-tight construction details and by providing a layout that promotes ease of vehicular and pedestrian movement and sustainable drainage. Whilst the applicant has considered the potential for a range of low and zero carbon technologies that could be incorporated into the design of the building, they have chosen to proceed with a fabric first approach with minimal renewable technology being required to satisfy the requirements of Part L and BREEAM.
Unit 33A Rassau Industrial Estate 2022/100	Erection of building for B1/B2/B8 use to provide six units	1,705 sq m	The development seeks to attain a BREEAM 'Very Good or Excellent' rating by minimising energy use through good daylight and insulation levels, robust air-tight construction details, providing a layout that promotes ease of vehicular and pedestrian movement and sustainable drainage. Whilst the applicant has considered the potential for a range of low and zero carbon technologies that could be incorporated into the design of the building, they have chosen to proceed with a fabric first approach with minimal renewable technology being required to satisfy the requirements of Part L and BREEAM.
Chartist Way, Tredegar	New Welsh Medium Primary School	1,978 sq m	Welsh Government funding requirements are that the building achieves BREEAM 'Very Good' with 'Excellent'

			for Energy Credits (ENE01) accreditation.
2023-2024			
Unit 21 Rising Sun Industrial Estate	The erection of a manufacturing building which extends at the rear of the existing main building and wraps around the building to increase manufacturing footprint, upper-level storage facility with goods in/out yard space and subsequent perimeter landscaping with additional car parking	6,800 sq m	An energy statement has been submitted in support of the application. The development includes solar panels on the roof.
Unit 2 and 3A Lakeside Retail Park	Installation of a mezzanine floor	1,425 sq m	It is not clear if consideration has been given to renewable energy from the planning application documents.
Land at Rassau Industrial Estate system and associated	Proposed erection of an 8 MW battery energy storage infrastructure, EV charging station, solar PV and offices, associated parking, palisade fencing/gate, CCTV columns & lighting columns	3,700 sq m	The proposal includes solar PV and an electric charging station.
2024-2025			
M & J Europe, Unit 28 Tafarnaubach Industrial Estate Access Road Units 22 Training Centre, Tafarnaubach, Tredegar,	Proposed new industrial unit	2,380 sq m	It is considered that opportunities have been taken to reduce energy demand and consumption and incorporate low carbon technologies into the design of the proposal.
In terms of the requirement for all major applications to provide evidence of consideration to the generation of renewable energy, with all major applications, considering the generation of renewable energy, the Plan is on target. The monitoring aim to ensure that more of the County Borough's electricity and heat requirements are generated by renewable and low zero carbon energy is being met.			
PERFORMANCE:		G	

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.		
<u>Average Density of Housing Development permitted on allocated sites</u>		
Year	Average Density	
2013-2014	31.07	
2014-2015	47	
2015-2016	19	
2016-2017	37.8	
2017-2018	35.7	
2018-2019	33	
2019-2020	32	
2020-2021	30	
2021-2022	29	
2022 - 2023	27	
2023 - 2024	22	
2024 - 2025	No planning application received for housing development on an	

	allocated site in monitoring year
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In terms of the average density of housing development permitted on allocated sites the average density this year and the previous three years are below 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
2017-2018	N/A
2018-2019	27
2019-2020	32
2020-2021	29
2021-2022	29
2022-2023	27
2023 - 2024	22
2024 - 2025	No planning application received for residential development on a mixed use site in monitoring year

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, no planning applications have been received for the current year therefore the monitoring target has not been met.

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	139.09	36.6%
2013-2014	1.13	0.2%
2014-2015	21.48	5.6%
2015-2016	9.18	2.4%
2016-2017	3.97	1%
2017-2018	10.53	2.7%
2018-2019	13.98	4%
2019-2020	26.04	6.8%
2020-2021	5.44	1.43%
2021-2022	5.88	1.54%
2021-2023	5.1	1.34%
2023 - 2024	3.91	1.02%
2024 - 2025	0.23	0.06%
Total to date	245.96	64.76%

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

In terms of the percentage of allocated sites with permissions we have reached 64.76%, however we are now at the end of the Plan period. The figure of 0.06% for the current year remains lower than what is required (6.6%) on an annual basis.

In terms of the percentage of allocated sites with permission the figure of 64.76% falls short of what was expected by 2021.

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	139.09	177.46	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%
2017-2018	10.53	18.33	57%
2018-2019	13.98	20.26	69%
2019-2020	26.04	35.16	74%
2020-2021	5.46	7.06	77%
2021-2022	5.88	11.78	50%
2022-2023	5.1	8.35	61%
2023 - 2024	3.92	14.41	27%
2024 - 2025	0.23	5.41	4%
Total to date	245.96	599.84	41%

This year 4% of all developments were on allocated sites, which is much lower than last year.

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 4% this year is behind target. In terms of total figures, the figure is much lower due to the permission granted for the Circuit of Wales.

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%
2017-2018	15.69	18.33	86%
2018-2019	17.68	20.26	87%
2019-2020	32.78	35.16	93%
2020-2021	5.297	7.057	75%
2021-2022	11.06	11.78	94%
2022-2023	6.57	8.35	78%
2023 - 2024	10.49	14.41	72%
2024 - 2025	2.85	5.41	53%

This year 53% of new development permitted was 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 53%, is behind 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. In relation to Llanhilleth Pit Head Baths, the Council is considering options for the site via feasibility work and is undertaking consultation with the community. The Plan has failed to meet the 2021 outcome.

There is no WG or capital funding available to deliver these schemes and this policy allocation will need to be re-examined 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, the Plan has failed to meet both the 2016 and 2021 outcome.

The monitoring aim to ensure the efficient use of land is not being met.

PERFORMANCE:

R

ACTIONS:

- A Replacement Local Development Plan is being prepared and this Policy will be reviewed.

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	
2017-2018	0	
2018-2019	1	
2019-2020	1	
2020-2021	3	
2021-2022	0	
2022-2023	0	
2023 - 2024	0	
2024 - 2025	0	
Total	10	

In terms of the amount of development permitted in C1 and C2 flood plain areas not meeting all TAN 15 tests, the figure for 2024-2025 is 0.

In 2024 - 2025 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. There were no developments permitted within flood zone C2 this year.

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 developments were in C1 areas.

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

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

As mentioned in the local context section these indicators will be reviewed for in the next monitoring period to align with the new TAN15 that was published in March 2025.

PERFORMANCE:

G

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 against 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:			
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.			
Employment Land			
Allocated Employment Land			
By the end of 2016, it was expected that 23.8 ha employment land would be delivered and a further 26.2 ha by the end of the plan period (2021).			
Location	Proposal	Site Area (Ha)	Status
2009-2016			
MU2 The Works, Ebbw Vale	500 sq m of office space	0.18	Complete
2016-17			
EMP1.6 Land at Waun y Pound Industrial Estate	Vehicle security park and storage container facility, provides 460 sq m of B2 floorspace	0.7	Complete
2017-18			
EMP1.6 Land at Waun y Pound Industrial Estate	B2 industrial unit with associated offices and external area provides 558 sq m of B2 floorspace	0.2	Complete
2018-19			
MU1 Rhyd y Blew, Bryn Serth Road	4,955 sq m of B1, B2 or B8 uses	2.87	Complete 2022-23

MU2 Land North of the Regain Building, The Works, Ebbw Vale	Construction of 9 (B1) business units	1.0	Complete
EMP1.10 Roseheyworth Business Park	Household waste recycling facility	0.79	Complete
MU2 Site to the north of the Learning Zone, Lime Avenue, Ebbw Vale	Provision of office development (A2 and B1) with ancillary facilities constructed from shipping containers.	0.2 ha	Complete
2019 – 2020			
MU2 Land off southern end of Lime Ave – opposite hospital	Construction of 6 buildings to provide 25 employment units for B1 and B2 uses, new access road and junctions & associated parking and other infrastructure.	1.7	Not Started
2020-2021			
MU2 Regain Building, Mill Lane, Ebbw Vale	Two storey building (B1) linked to Regain building with associated infilling of basement garden, access, parking and other infrastructure, and additional parking areas and service access to regain building	0.28 ha	Complete
2021-2022			
MU2 Land to the southern end of Lime Avenue, Ebbw Vale	Construction of employment units for B1, B2, and B8 uses, new access road and junction off Lime Avenue, drainage,	2.0 ha	Not started

During 2024-25, 0 ha of employment development was delivered on allocated sites. In total, 6.22 ha has been delivered on allocated employment sites which falls well short of the 50 ha outcome requirement by the end of the plan period therefore the target has not been met.

Non-Allocated Employment Land

In addition to the allocated sites, the Council monitors annually the existing 21 employment areas across the County Borough, which consist of approximately 248 primarily B1, B2 and B8 employment units. As well as ensuring the ability of new sites to come forward, the LDP also plays a key role in protecting and managing these sites.

Planning permission has been granted on EMP2 employment areas for extensions and new units. At the end of March 2025, there was extant planning permission for 16,887 sq m of floorspace for B1, B2 and B8 uses. In 2024-25, 2,219 sq m of this floorspace has been delivered.

In terms of net employment land delivered and the outcome requirement for 50 ha by 2021, the Plan, with 6.22 ha delivered on allocated sites is behind the 2016 and 2021 targets. At -20% a trigger has been breached.

Employment Rate

All People – Economically Active – In Employment

Year	Blaenau Gwent Nomis Data July 2021	Merthyr Tydfil Nomis Data July 2021)	Wales Nomis Data – July 2021)
2008 – 2009	62.4%	66.2%	68.7%
2009 – 2010	58.4%	62.6%	66.7%
2010 – 2011	61.1%	65.3%	66.5%
2011 – 2012	57.7%	59.0%	66.8%
2012 – 2013	59.4%	64.9%	67.3%
2013 – 2014	61.7%	63.6%	68.9%
2014 – 2015	65.5%	68.7%	69.5%
2015 – 2016	65.0%	65.9%	70.3%
2017 – 2018	64.7%	68.8%	72.4%
2018 – 2019	70.9%	72.6%	76.7%
2019-2020	69.9%	71.2%	76.4%
2020-2021	71.0%	64.6%	72.8%
2021-2022	71.1%*	69.2%*	73.1%*
2022-2023	72.7%	71.8%	75.5%
2023-2024	75.4%	74.4%	76.2%
2024-2025	70.8%	73.2%	76.1%

Source: Nomis

* data is based on Jan 2021-Dec 2021

In 2024-2025, there was a decrease in the employment rate in Blaenau Gwent, Merthyr Tydfil and at a national level. However, the rate of decline is different. Merthyr Tydfil's rate has decreased by 1.2% whilst Blaenau's has decreased by 4.6%. The national level decreased by 0.1%. Blaenau Gwent's economic activity rate is slightly less than that of Merthyr Tydfil and the national level.

In terms of the Plans outcomes to increase the employment rate from 59.2% in 2009 to 66.05% by 2016 and 72.9% by 2021, the 2016 target has been achieved.

Economically Inactive – Wants a Job

Year	Blaenau Gwent	Merthyr Tydfil	Wales
2008 – 2009	25.2%	31.9%	22.9%
2009 – 2010	33.1%	33.5%	24.3%
2010 – 2011	27.8%	30.2%	24.8%
2011 – 2012	29.0%	26.9%	22.9%
2012 – 2013	35.0%	35.5%	24.8%
2013 – 2014	33.8%	29.1%	25.4%
2014 – 2015	30.6%	33.4%	25.6%

2015 -2016	27.7%	27.8%	26.5%
2016 – 2017	23.9%	26.5%	23.8%
2017-2018	21.2%	16.9%	21.7%
2018-2019	25.6%	18.8%	21.3%
2019-2020	16.8%	14.9%	20.4%
2020-2021	20.9%	12.2%	17.6%
2021-2022	19.5%	12.9%	17.1%
2022-2023	12.0%	No data available from Nomis	17.3%
2023-2024	No data available from Nomis	20.2%	15.4%
2024-2025	20.1	No data available from Nomis	16.2

Source: Nomis

The number of people economically inactive who wants a job has significantly increased in 2024-2025 to 20.1%, an increase of 8.1% from 2022-23. No comparisons can be made with Merthyr Tydfil as Nomis reports no data for the 2024-25 period. However, when compared to Wales Blaenau Gwent is higher than the Welsh Average with a gap of 3.9%.

In terms of the percentage of economic inactive - 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 20.1.% (2024-2025) has achieved both the 2016 target and 2021 targets.

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:

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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														
To improve the diversification of the economic base the Plan monitors the number of employees in different sectors and the delivery of learning and health infrastructure.														
The tables below show the number of employee jobs in Blaenau Gwent in relation to the manufacturing, construction and services sectors for 2008; 2009; 2012; 2013; 2014; 2015; 2016 2017; 2018; 2019; 2020; 2021; 2022 and 2023 (latest data available). The same data is provided for Merthyr Tydfil, in order to track Blaenau Gwent against the Heads of the Valleys. However, the 2008 data is not available for Merthyr Tydfil so comparisons are made against the 2009 data.														
The Number of Employee Jobs in Blaenau Gwent														
Sector	2008	2009	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Manufacturing	5,300	4,000	4,200	4,400	4,300	4,500	4,000	4,000	4,000	4,500	4,000	4,000	4,500	4,500
Construction	800	900	1,000	900	800	800	900	500	600	600	700	450	700	700
Services	12,700	13,100	14,100	13,000	12,800	13,070	12,875	12,860	12,975	12,225	11,975	12,175	16,475	13,475
Source: Nomis														
The Change in Employee Jobs in Blaenau Gwent between 2009-2022														
Sector	No. Change 2009-2023		% Change 2009-2023											
Manufacturing	+500		11%											
Construction	-200		-29%											
Services	+375		3%											
The Number of Employee Jobs in Merthyr Tydfil														
Sector	2009	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Manufacturing	3,100	2,700	2,800	3,000	3,000	3,500	3,000	3,000	3,000	3,000	2,500	2,500	2,500	
Construction	600	600	600	700	600	1,000	700	1,000	900	1,250	800	900	1,000	
Services	18,200	18,100	17,800	17,300	16,900	17,125	17,915	17,675	17,825	20,300	17,375	17,225	17,575	
Source: Office for National Statistics														

The Change in Employee Jobs in Merthyr Tydfil between 2009-2022

Sector	No. Change 2009-2022	% Change 2009-2022
Manufacturing	-600	-24%
Construction	+400	+40%
Services	+350	2%

Manufacturing

The most significant loss in manufacturing was between 2008 and 2009 when 1,300 jobs were lost. Whilst there have been both increases and decreases since, the sector has returned to 2015 levels of 4,500 and has stayed the same as the previous year.

The annual monitoring target to maintain the number of employee jobs in manufacturing at 5,300 (2008) has not been met. However, when comparing the 2023 data with the 2009 data, the picture is not so bleak. There has been an 11% increase (500 employee jobs) in the manufacturing sector since 2009. The picture is different for Merthyr Tydfil where there has been a loss of 600 jobs (-24%) since 2009.

In terms of maintaining the number of employee jobs in manufacturing at 5,300, at 4,500 jobs, the target has not been achieved.

Construction Industry

The number of jobs in construction in 2023 has remained at 700, the same as the 2022 level. Since 2008, the figures have fluctuated within the sector showing increases and decreases between the years. Between 2008 and 2023 there has been an overall loss of 100 jobs resulting in only 700 being employed in this sector. The annual monitoring target to increase the number employed in the construction sector from 800 to 1,000 by the end of the plan period has therefore not been achieved.

Whilst Merthyr Tydfil have also experienced losses in the construction sector over the years. In 2022, the figure has increased from the previous year (+100) and is 40% higher than in 2009.

In terms of maintaining the number of employee jobs in construction and the target to increase the number from 800 to 1,000 by 2021, at 700 jobs, the target has not been achieved.

Service Industry

There has been a decrease of 2,730 people in the service sector this year (2023). Over the period 2008 to 2021 the number of people in this sector has seen significant fluctuations, peaking at 16,475 in 2022 though falling to its lowest level in 2020. With a figure of 13,745 jobs for 2023 the annual monitoring target to increase the number employed in the service sector to 13,797 has not been achieved.

In comparison with Merthyr Tydfil over the period of 2009-2023, Blaenau Gwent witnessed a 3% increase and Merthyr Tydfil has witnessed an increase of 2%.

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 by 2021, at 13,745 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 terms of the Six Bells Primary School, development has been completed and the school opened in September 2019.

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 target has been achieved.

Health Infrastructure

The construction of a primary care resource centre (on land adjacent to Blaen y Cwm School in Brynmawr) is complete and the facility is operational.

Funding has been approved by the Welsh Government to build a health and social care 'super-surgery' in Tredegar at the former Tredegar General Hospital and Tredegar Health Centre. Planning permission has been granted and construction is underway. The Bevan Health and Well-being Centre opened its doors in January 2024 and houses the Glan-yr-Afon Surgery, Tredegar Medical Practice and Tredegar Health Centre Pharmacy. Phase two of the development is underway with the old Tredegar Health Centre being demolished to accommodate for the car parking for the new centre. During phase two additional services such as dental, health visiting, podiatry and lymphedema will also open to the public. Aneurin Bevan University Health Board anticipate that the centre will be fully operational later in 2024.

There is no further progress regarding a scheme for Ebbw Vale. However, the Glyn Ebwy surgery is working as a hub health model. The Glyn Ebwy surgery has closed and has been utilised as a hub model so multiple health services are delivered from the surgery.

In terms of delivery of health infrastructure, with 1 scheme completed and another under construction the target has been achieved.

The monitoring aim to ensure the diversification of the economic base is being met.

PERFORMANCE:

A

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 6 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 to development, progress with the FIT standard, completion of tourism, leisure facilities and community cycle routes and access to natural greenspace.			
Amount of greenfield land and open space lost 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	344 ha
Total			344 ha
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	0.8 ha
Total			0.8 ha
2015 – 2016			
There has been no loss.			
2016 – 2017			
C/2016/0124	Erection of a steel frame stock building	Hafodarthen Farm, Llanhilleth	0.03 ha

C/2016/0225	Detached house	Land at Whitworth Terrace	0.15 ha
Total			0.18 ha
2017 – 2018			
There has been no loss			
2018-2019			
There has been no loss			
2019 – 2020			
C/2018/0325	Construction of three new dwellings	Land at Club Row Abertillery	0.06ha
C/2018/0323	Detached Dwelling	Merthyr Road Tredegar	0.11ha
Total			0.17ha
2020 – 2021			
There has been no loss			
2021 - 2022			
C/2021/0063	Change of use from open space, to create a car parking area.	Trafalgar Close Alma Street Brynmawr	0.02ha
C/2021/0379	Plot 4 Mount Pleasant View Georgetown Tredegar	Construction of a new detached dwelling and integral garage	0.10ha
C/2021/0266	Two storey detached house with integral garage	Land Adjacent To No.3 Aneurin Rise Tredegar	0.03ha
Total			0.15ha
2022 - 2023			
C/2022/0100	Erection of building for B1/B2/B8 use	Rassau Industrial Estate	0.50
C/2021/0329	Construction of 3 new detached dwellings	Park Hill Tredegar	0.17
C/2022/0267	Construction of 6 detached dwellings	Brentwood Place Ebbw Vale	0.07
C/2022/0077	Construction of four detached dwellings	Mountain View Ebbw Vale	0.26
C/2022/0081	Detached dwelling	Sycamore Drive Ebbw Vale	0.08
C/2022/0308	Erect 4 bed detached property	Charles Street Tredegar	0.12
C/2022/0140	Proposed construction of new dwelling and detached garage	Primrose Lane Ebbw Vale	0.13
C/2022/0205	Proposed domestic garage	Attlee Avenue Roseheyworth	0.008
Total			1.41ha
2023 - 2024			

C/2023/0130	Proposed construction of new dwelling	Vicarage Rd Tredegar	0.10
C/2022/0263	Detached dwelling and garage	Land off Marion Close Tredegar	0.24
C/2022/0080	Residential Dwelling	Land off Bryn Rhosyn	0.50
C/2023/0063	Installation of log cabin	Windsor Rd Sic Bells	0.02
C/2023/0086	Creation of new access	Honeydale Blaencuffin Road	0.02
C/2023/0098	Provision of 4 no. detached leisure pods, including landscaping and services	Old school site Troedrhwiwgwair	0.10
C/2024/0003	Erection of memorial gates relocated from Tredegar town	Parc Bry Bach	0.02
C/2023/0187	Proposed single storey rear extension to Bowling Club pavilion to create extra function room and toilets	Beaufort Bowls Club	0.68
C/2023/0121	Single storey building to accommodate multi-function space, toilets, and storage used in conjunction with the Flying Start complex	Cwm Flying Start Hub	0.01
C/2023/0169	Reinforced concrete base with a pre fabricated 150 seater stand adjacent to the existing stand	Cwmnantygroes	0.01
Total			1.7ha
2024 - 2025			
P/2025/0016	Agricultural/forestry Proposed Building	Gilfach Wen Farm	0.001
P/2024/0299	Agricultural/forestry Proposed Building	Cwm Farm	0.02
P/2024/0322	Proposed Single Storey side extension to Bowling Club pavilion	Beaufort Bowls Club	0.68
C/2020/0276	Proposed residential site of 20 dwellings	Land Adjacent To Griffiths Gardens	1.09
P/2024/0079	Proposed detached dwelling	Primrose Lane	0.05
Total			1.84ha
In 2024 - 2025 there was a loss of 1.84 ha of greenfield/open space lost to development which is not allocated in the Plan. Area Gained			

Planning App No.	Proposal	Location	Area Gained
2013 – 2014			
There has been no gain for this year			0 ha
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	0.04 ha
C/2014/0262	Creation of public amenity area on former disused land	Corner of Tillery Street and Division Street, Tillery Square, Abertillery	0.01 ha
Total			0.05 ha
2015 – 2016			
C/2015/0123	Creation of public amenity area	Hilltop, Ebbw Vale	0.07 ha
C/2015/0241	New public footpath and combined cycle route	Nanty Melyn, Rassau, Ebbw Vale	0.05 ha
N/A	Creation of public amenity area	Land on the edge of Tredegar Town Centre	0.11 ha
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	0.44 ha
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	0.46 ha
Total			0.9 ha
2017 – 2018			
There has been no gain for this year.			
Total			0 ha
2018 – 2019			
There has been no gain for this year.			
Total			0 ha
2019 – 2020			
There has been no gain for this year.			
Total			0 ha
2020 – 2021			
C/2018/0164	Rejuvenate/reclaim the existing derelict space to its previous use as an open natural adventure play space for children.	Community Centre, Mount Pleasant Estate. Brynithel, Abertillery	0.34ha
Total			0.34 ha

2021 - 2022			
There has been no gain for this year.			
Total			0 ha
2022 - 2023			
There has been no gain for this year.			
Total			0 ha
2023 - 2024			
C/2023/0059	Proposed 3G artificial pitch	Rhos Y Fedwen Primary School Honeyfield Road	0.15
C/2023/0222	To widen the existing footpaths to create a shared use	Land to the East of East Pentwyn	0.17
C/2023/0219	Change of use of land to create a community growing space.	Walter Conway Avenue & Gainsborough Road	0.13
Total			0.45 ha
2024 - 2025			
There has been no gain for this year.			
Total			0 ha

The monitoring target of no net loss of greenfield and open space to development has not been achieved for 2024 – 2025.

FIT Standard

Year	FIT Standard (ha)
2009	1.11
2012	1.11
2014	1.05
2015	1.02
2016	1.02
2017	0.99
2018	0.99
2019	0.99
2020	1.00
2021	1.00
2022	1.00
2023	1.04
2024	0.96
2025	2.81

In 2009 the first assessment of recreational open space was undertaken recording a standard of 1.11 ha per 1,000 population. This has been used as a baseline target to improve upon in order to achieve the FIT standard of 2.4 ha per 1,000 population. In 2025 a revised Open Space Assessment was carried out to include sites that hadn't formed part of the first assessment and identify new areas. This has resulted in a significant increase in identified open space that will be protected through existing Local Development Plan policies.

For the current monitoring year 2024 - 2025 this figure has increased to 2.81 ha per 1000 exceeding the required 2.4 ha under adopted LDP policies. This is due to increases in the amenity greenspace, outdoor sport provision, other outdoor provision open space typologies that were identified in the revised Open

Space Assessment. A revised Open Space Annual Survey will be published in 2025-26 to detail existing open space provision across the County Borough using the latest Fields in Trust open space standards.

In terms of the annual monitoring target of working towards the FIT standard of 2.4 hectares of recreational open space per 1,000 projected population, there has been significant improvement, the Plan has reached and exceeded the desired target.

Tourism and Leisure developments completed

The Plan allocates 7 tourism projects and the monitoring framework seeks to ensure the completion of 6 projects by 2016 and a further project by 2021.

Tourism Allocations 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	
2017 – 2018	
There has been no schemes completed on allocated sites for the current year	
2018 – 2019	
There has been no schemes completed on allocated sites for the current year	
2019 – 2020	
There has been no schemes completed on allocated sites for the current year	
2020 – 2021	
There has been no schemes completed on allocated sites for the current year	
2021 - 2022	
There has been no schemes completed on allocated sites for the current year	
2022 - 2023	
There has been no schemes completed on allocated sites for the current year	
2023 - 2024	
There has been no schemes completed on allocated sites for the current year	
2024 - 2025	
There has been no schemes completed on allocated sites for the current year	

To date 3 of the projects have been completed. Further progress is being made in terms of TM1.6 Nantyglo Roundhouse Towers with the completion of part of a barn to three holiday units in 2019. Development is on-going with full plans being granted for a 10 bed bunk house accommodation with carparking and picnic area.

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.

Tourism Schemes

Planning No.	App.	Proposal	Location	Status
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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	Complete
2016 – 2017			
None			
2017 – 2018			
None			
2018 – 2019			
C/2017/0309	Change of use of office building to 38 bedroom hotel	Bridge Street, Ebbw Vale	Site Under construction
2019 – 2020			
C/2019/0286	Change of use of existing outbuilding to holiday let.	Bush Inn Hall Street, Ebbw Vale	Not Started
2020 – 2021			
C/2020/0045	Conversion of outbuilding into walkers holiday let accommodation.	Cross Brook Cottages, Trefil	Not Started
2021 - 2022			
None			
2022 - 2023			
None			
2023 - 2024			
C/2023/0063	Installation of log cabin	Windsor Rd Sic Bells	0.02ha
C/2023/0098	Provision of 4 no. detached leisure pods, including landscaping and services	Old school site Troedrihwgair	0.10ha
2024 - 2025			
P/2024/0004	Log cabin style building for use as a holiday let	Gwastad Farm	0.07ha

Leisure Schemes

Planning App. No.	Proposal	Location	Status
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	Complete
2016 – 2017			
C/2016/0012	Change of use to indoor climbing centre	Rassau Industrial Estate, Ebbw Vale	Complete
C/2016/0088	Change of use to Gym	Bridge Street Industrial Estate, Tredegar	Complete
C/2016/0145	Change of use to Gym	Unit 28a, Gwent Shopping Centre, Tredegar	Complete

2017 – 2018			
C/2017/0307	Change of use to Gym	Beaufort Street, Brynmawr	Complete
C/2017/0194	Change of use to Gym	Sirhowy Industrial Estate	Complete
2018 – 2019			
C/2018/0327	Change of use to an indoor obstacle challenge centre with café	Unit 4, Sirhowy Industrial Estate	Site under construction
2019 – 2020			
C/2019/0281	Alterations to existing retail units to create childrens play area and splash park.	Unit 55/56 Festival Park Shopping Centre, Ebbw Vale	The Festival Park has closed the planning application has been superseded now by a mixed use scheme
2020 – 2021			
C/2020/0047	Provision of 2 x 58 seater stands and associated works	Jim Owen Field, Abertillery	Not started
C/2020/0255	Proposed alterations and extension to existing cricket pavilion.	Eugene Cross Park, Ebbw Vale	Not started
2021 - 2022			
C/2021/0350	The construction of two pods to create a co working office hub to include information points to promote wellbeing activities	Bryn Bach Park	Completed
2022 - 2023			
C/2022/0290	Extension to the existing community sports club to provide a large events facility, larger kitchen and toilet facilities and internal reconfiguration	Blaina RFC Surgery Rd Blaina	Not started
2023 - 2024			
C/2023/0059	Proposed 3G artificial pitch	Rhos Y Fedwen Primary School Honeyfield Road	0.15ha
C/2023/0222	To widen the existing footpaths to create a shared use	Land to the East of East Pentwyn	0.17ha
C/2023/0219	Change of use of land for to create a community growing space	Walter Conway Avenue & Gainsborough Road	0.13ha
C/2023/0169	Reinforced concrete base with a pre fabricated 150 seater stand adjacent to the existing stand	Cwmnantygroes	0.01ha

2024 - 2025			
P/2024/0322	Extension to Bowling Club pavilion	Beaufort Bowls Club	0.68ha

In terms of the number of tourism projects completed per annum and the outcome requirement for 6 schemes to be completed by 2016 and a further project by 2021, with only 3 schemes being completed the 2016 target and the 2021 target have not been achieved.

The Outcome for 2021 also included reference to completion of the community cycle routes. The table below sets out the cycle routes completed:

Cycle Routes Completed

Policy	Location
T1.4	Cwm to Aberbeeg (phase 1 + 2)
T1.1	HoV Route linking 9 Arches Tredegar to Brynmawr
T1.3	HoV to Ebbw Vale and Cwm
T1.8	Brynmawr to Blaenavon
T1.9	Extension to Ebbw Fach Trail from Abertillery to Aberbeeg and completion of missing section through Blaina
(C/2015/0241)	Shared cycle/footpath on land between A465 and Nant Melyn, Rassau
C/2019/0256	New cycle Link with hand-railing and associated works. Walnut Close, Peacehaven Tredegar

There has been no cycle routes completed this year, however, a total of 6 cycle routes have been completed, 5 of which are allocated and 2 are community based developments. Of the 12 cycle routes allocated in the Plan, 5 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. The Council has now updated this study and the results are as follows:

Study Year	2007	2025
Percentage of people with access to natural greenspace within 400m	65%	87%

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 with 87% having access the target has been achieved.

The monitoring aim to increase opportunities for people to participate in active and healthy communities has not been met this year.

PERFORMANCE:	A
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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, SINC's and LNR's to development, all sites 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)
Nov 2012-March 2013	0	0
2013-2014	0	1.23
2014-2015	0	0.8
2015-2016	0	0
2016 – 2017	0	0
2017 – 2018	0	0
2018-2019	0	0
2019 - 2020	0	0
2020 - 2021	0	0
2021 - 2022	0	0
2022 - 2023	0	0
2023 - 2024	0	0
2024 - 2025	0	0
Total Loss to date	0	2.03

There has been no net loss of LNRs or SINC's for the current year.

In terms of the requirement for no net loss of SINC's / 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.

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
2017 -2018			
C/2017/0019	Former NMC Site, Brynmawr	Full consent for a restaurant and outline consent for 3 retail units.	None required
2018-2019			
C/2018/0310	Land at Rhyd Y Blew	Full consent granted with conditions for the erection of employment units	Mitigation measures have been put in place via planning conditions
C/2018/0152	Land north of the Regain building, Mill Lane, Ebbw Vale	Full consent granted with conditions for the construction of 9 business units	None were required
C/2018/0217	Land at Bryn Serth (adj to KFC) Waun-y-Pound, Ebbw Vale	Full consent granted with conditions for the construction of 100 residential dwellings	Mitigation measures have been put in place via planning conditions
C/2018/0154	Eurocaps, Crown Business Park, Tredegar	Extension of existing production and warehouse facilities	None were required
2019 – 2020			
C/2019/0061	Unit B Cwm Draw Ind Est, Ebbw Vale	First floor extension to existing factory unit to form office space	None were required
2020 – 2021			
C/2020/0106	23/24 Tafarnaubach Ind Est PCI Pharma Services Tredegar	Construction of new packaging line building, retaining wall and covered pedestrian walkway linking new packaging line building with new car park	None were required
C/2021/0006	Land at western end of Hov Hub Industrial Estate, Crown Ind Est Tredegar	Industrial building subdivided into six small units and use of part of the site for the siting of approximately 14 metal containers units to be used as a container storage facility	None were required
2021 - 2022			
C/2021/0274	Former Glyncod Comprehensive School Badminton Grove Ebbw Vale	New Primary School and Childcare Facility with External Play Areas, Recreational Spaces and Other Associated Infrastructure	Mitigation measures have been put in place via planning conditions
C/2021/0386	Land To The Southern End Of Lime Avenue Ebbw Vale	Construction of employment units for B1, B2, and B8 uses, new access road and junction off Lime Avenue, drainage	None were required

C/2021/0172	Ben Wards Field Brynmawr Ebbw Vale	Retention of earthworks including importation of material, re-profiling of existing contours, temporary ancillary works including welfare facilities & parking areas with restoration to grass land with hedgerows & drainage	An Environmental Management Plan is Required
2022 - 2023			
C/2022/0164	Unit 19-20 Rising Sun Industrial Estate	Erection of a new detached storage building	None were required
C/2022/0100	Unit 33A Rassau Industrial Estate 2022/100	Erection of building for B1/B2/B8 use to provide six units	None were required
C/2022/0103	Chartist Way	New Welsh Medium Primary School	Mitigation measures have been put in place via planning conditions
2023 - 2024			
C/2023/0078	Rassau Industrial Estate	Proposed erection of an 8 MW battery energy storage system and associated infrastructure, EV charging station, solar PV and offices	Mitigation measures have been put in place via a Landscape Maintenance and Management Plan
C/2023/0012	Lakeside Retail Park - Home Bargains & Peacocks	Installation of a mezzanine floor within Units 2 and 3A.	None were required
C/2023/0060	Unit 21 Rising Sun Ind Est	The erection of a manufacturing building	Mitigation measures have been put in place
2024 - 2025			
P/2024/0090	Unit 28 Tafarnaubach Industrial Estate	Proposed new industrial unit	Mitigation measures have been put in place

One major application was received in 2025 that required mitigation measures.

In terms of the monitoring target of major applications producing a net gain in biodiversity and/or enhancements to the green infrastructure, the Plan is on target.

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%*
2018 (http://waterwatchwales.naturalresourceswales.gov.uk/en/)	33.3%*

2019 (http://waterwatchwales.naturalresourceswales.gov.uk/en/)	33.3%*
2020 (http://waterwatchwales.naturalresourceswales.gov.uk/en/)	33.3%*
2021 (http://waterwatchwales.naturalresourceswales.gov.uk/en/)	33.3%*
2022 (http://waterwatchwales.naturalresourceswales.gov.uk/en/)	0%*
2023 (http://waterwatchwales.naturalresourceswales.gov.uk/en/)	0%*
2024 (http://waterwatchwales.naturalresourceswales.gov.uk/en/)	0%*
2025 (http://waterwatchwales.naturalresourceswales.gov.uk/en/)	0%*

* Please note that the annual figure is based on a new methodology. Source: Water Watch Wales
<https://cdn.cyfoethnaturiol.cymru/media/693025/compliance-assessment-of-welsh-sacs-against-phosphorus-targets-final-v10.pdf?mode=pad&rnd=132557227300000000>

New methodology was introduced in 2015, where the percentage of water bodies of good status remained the same. However, stricter targets for phosphate levels have recently been set for Wales' rivers, Natural Resources Wales has published an evidence package outlining phosphate levels for all river Special Areas of Conservation (SACs) across Wales. (21 January 2021). Following the new measures, this evidence review shows that overall, phosphorus breaches are widespread within Welsh SAC rivers with over 60% of waterbodies failing against the challenging targets set. This is reflected in the above table, where the new target levels show there are no water bodies of good status.

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.

Blaenau Gwent CBC carries out air quality monitoring for nitrogen dioxide at 30 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 has had a mixed effect.

PERFORMANCE:	A
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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:		
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.		
Loss of Listed Buildings and Historic Sites		
There has been a partial loss of the company shop, Tredegar (planning application c/2021/0316) with consent being approved for the demolition of the front range of buildings due to their dangerous and unstable condition causing a health and safety risk. Elements of the listed building still remain in terms of the remaining structures which will be made good in order to assess the building.		
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.		
Preservation and Enhancement of Listed Buildings and Archaeological Sites		
For the current year 2024-25 no applications have been received.		

Planning App. No.	Proposal	Location	Status
2015-2016			
c/2015/0392	Listed building consent granted to bring an existing barn into use for tourism	Nantyglo Roundhouse Towers, Nantyglo	Work is nearing completion
2017-2018			
c/2017/0059	Replacement and reinstatement of features of the Grade II listed building	NCB Social Club, The Circle, Tredegar	Work is well underway
2018-2019			
No planning applications received for this year			
2019 – 2020			
No planning applications received for this year			
2020 – 2021			

C/2013/0206	Retention of alterations to institute roof and proposed works including hall fire escape doors, hall bar with balustraded technical area above served by new access stair, ground floor north wing internal partitioning arrangements, relocation of external refuse bin storage area and rebuilding of rear bank retaining wall incorporating new seating area	Ebbw Vale Institute, Ebbw Vale	Not started
2021 - 2022			
C/2021/0086	The preservation and enhancement of the bridge	Newtown Bridge, Ebbw Vale	Work is well underway
2022 - 2023			
C/2021/0111 C/2021/0264	Full planning permission to retain the use of the property as a single residential dwelling. Development includes repairs to the external building fabric and the conservation of the interior fabric of the building.	Penuel Chapel, Church Street, Ebbw Vale	The development is mainly interior work and therefore difficult to determine if work has been completed.
2023 - 2024			
No planning applications received for this year			
2024 - 2025			
No planning applications received for this year			
In terms of all applications to preserve or enhance a listed building or archaeological sites, the target has been met.			
Number of listed or local buildings of historical value brought into use for tourism			
Planning App. No.	Proposal	Location	Status
2015-2016			
c/2015/0392	Listed building consent granted to bring an existing barn into use for tourism	Nantyglo Roundhouse Towers, Nantyglo	Work has been completed.
2021 - 2022			

2020/0270 and 2020/0269	Listed building consent and the conversion of the south wing of existing barn complex to form a new bunkhouse accommodation with associated external staircase, carparking and picnic area.	Nantyglo Roundhouse Towers, Nantyglo	Work has not started
2022 - 2023			
No planning applications received for this year			
2023 - 2024			
No planning applications received for this year			
2024 - 2025			
No planning applications received for this year			
No planning applications have been received for the current year for the change the use of a listed building for tourism. <u>List of Locally Listed Buildings of Historic Value</u> A draft list of locally listed buildings and sites of historic value for Tredegar, Ebbw Vale, Brynmawr, Blaina and Abertillery has been completed. External consultation is required before the draft can be adopted as a Supplementary Planning Guidance (SPG) document. This is likely to happen as part of the Replacement Local Development Plan. The outcome requirement to prepare a list of locally listed buildings of historic value has been achieved. However, the target to adopt the list by 2021 has not been achieved. The monitoring aim to ensure that listed buildings and archaeological sites are protected, preserved and where appropriate enhanced has been met.			
PERFORMANCE:		G	

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:		
Policy SP12 seeks to secure an adequate supply of minerals. To ensure this is achieved the land bank and the extent of required capacity is monitored.		
Number of years land bank of permitted aggregate reserves		
The South Wales Regional Aggregates Working Party (SWRAWP) latest Annual Report is for 2023.		
Year	No. of years land bank of permitted reserves	
2013	11.8	
2014	10	
2016	7	
2018	6	
2019	3	
2020	2	
2021	2	
2022	7	
2023	7	
In terms of the number of year’s land bank of permitted reserves and the requirement for 100% provision of a 10-year land bank according to the latest available information (2023) the Plan has a 7-year land bank and has therefore broken the trigger of less than a 10 years land bank.		
<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 (2 nd Review) (Sept 2020) identifies that Blaenau Gwent apportionment requirement is 5.027 million tonnes from 2016 to 2041 and that Blaenau Gwent had 1.32 million tonnes of reserves at the end of 2016. This equates to 26% of the total capacity required. The RTS2 therefore recommended that allocations providing at least 3.78 million tonnes be made in the Replacement LDP (the main need being limestone aggregate).		
The Adopted LDP identifies three preferred areas for mineral extraction to accommodate the requirement for a further 1.25 million tonnes: Land adjacent to Trefil Quarry, Tredegar; Tir Pentwys Tip, Llanhilleth; and Land South East of Cwm, Ebbw Vale.		

In terms updates, a planning application was received by the Council in May 2022 for the lateral extension at Trefil Quarry (C/2022/0171). During the 2024-25 monitoring period the applicant has sought to address comments received from NRW regarding the potential impact of the scheme. The application was considered by Planning Committee on 14th November 2024 who resolved to grant planning permission subject to conditions and notification to the Welsh Ministers, in line with national policy notification requirements for developments affecting SSSI designations. Following the notification period, the application for the extension of Trefil Quarry was granted on 21 May 2025.

A separate planning application (C/2024/0152) for the extension of time for working the existing quarry and permitted reserves at Trefill Quarry was also considered and approved at the 14th November 2024 Planning Committee. This enabled the operational life of the existing quarry to be extended by 5-years (i.e. until December 2029). Additional tonnages of workable reserves would also be made accessible by the proposals which include the relocation of internal access roads and ramps. A further planning application to update restoration plans for the existing quarry, enable the permitted quarry extension, and ensure the expiry date is the same for the entire site remains under determination. Determination of this application is expected in the 2025-26 monitoring period.

The promoters of Land South East of Cwm were working on bringing the site forward but no planning application has been received to date and no formal pre-application discussions held. In terms of Tir Pentwys Tip, Torfaen County Borough Council have refused permission for the land within their Council area. The applicant appealed this decision but the decision was upheld at Public Inquiry. The feasibility of alternative access arrangements to overcome the impacts of the previous scheme are being investigated by the owners of the site.

In terms of the extent of primary land-won aggregates permitted as a percentage of the total capacity required the figure is 26%. In terms of the outcome requirement for a planning application to be received by 2016 and consent granted by 2021 the Plan has failed to meet the 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:

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Monitoring Table: SP13

POLICY SP13	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Delivering Sustainable Waste Management	16	DM1, DM2, DM3 & DM20 W1
MONITORING AIM:	To ensure the delivery of sustainable waste management	
MONITORING INDICATOR:	Outcome by End of 2016	Outcome by End of Plan (2021)
Delivery of regional waste facilities	Residual project contract awarded	
	Organic projects contract awarded	
Amount of waste arising, and managed by management type	Meet Wise about Waste targets for reuse and recycling / composting for municipal waste to 58%	Meet Wise about Waste targets for re-use and recycling / composting for municipal waste to 64%
ANALYSIS OF RESULTS:		
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.		
<u>Delivery of regional waste facilities</u>		
The Residual Project		
Blaenau Gwent and Torfaen have joined the Tomorrow's Valley residual waste procurement partnership consisting of neighbouring authorities Merthyr Tydfil and Rhondda Cynon Taf County. The contract started on 1 st April 2016 and will be in place for 25 years with the option to extend for a further 5 years.		
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.		
The Organics Project		
Blaenau Gwent acting as the Lead Authority on behalf of Blaenau Gwent County Borough Council, Monmouthshire County Council and Torfaen County Borough Council awarded a long term contract for the treatment of food waste on behalf of the Authorities. The Contract commenced on 1 st April 2018 and will be in place for 15 years with the option to extend for a further three years.		
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 was awarded in 2018, the Plan is slightly behind target.		
<u>Amount of waste arising, and managed by management type</u>		
Our performance in relation to the recycling targets are as follows:		
Towards Zero Waste Targets		
Year	Towards Zero Waste Target	BG Performance (projected figure: subject to change)
2012-13	52%	51.2%
2013-14		54.75%
2014-15		50%
2015-16	58%	49%
2016-17		56.77%

2017-18		56%	
2018-19		59.28%	
2019-20		65.3%	
2020-21	64%	65.5%	
2022	64%	64.94%	
2023	64%	67.1%	
2024	64%	66.18%	
2025	70%	68.89%	

Source: Blaenau Gwent County Borough Council: Waste

The recycling rate has increased this year compared to the previous year. and exceeded the target of 64% set for 2021. However, the 2025 Zero Waste Target for 2025 is 70%, at 68.89%, the recycling rate is below this target.

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 of 64% by 2021 the plan has met and exceeded the target.

The monitoring aim to ensure the delivery of sustainable waste management is currently being achieved.

PERFORMANCE:	G
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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 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. There are no proposed changes to the SA monitoring indicators for this year.

changes to the SA monitoring indicators for this year.

SA Objective 1	SA Indicators	
To promote economic growth and strengthen and diversify the local economy	Employment by Sector	R
	Amount of major retail, office and leisure development	R
Monitoring Results	R	
<u>Employment by Sector</u>		
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 4,500 the target has not been achieved.		
In terms of increase the number of employee jobs in construction from 800 to 1,000 by 2021 at 700 jobs the target has not been achieved.		
In terms of increasing the number of employee jobs in the service industry from 12,700 to 13,797 by 2021 at 13,745 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 through allocations and redevelopments in the town centre and the outcome requirement of 9,100 sq m by 2016 and 11,500 sq m by 2021, as only 241.5 sq m has currently been delivered, the 2016 and 2021 targets have not been achieved.		
Office Development		
Location	Proposal	Status
2014-15		
Land to the south east of Lime Avenue, The Works, Ebbw Vale	48,000 sq m of B1 employment floorspace	Not started
2015-16		
Former Rehobeth Congregational Church, Brynmawr	An element of the redevelopment involves A2 use (up to 148 sq m)	Complete (2017-18)
2017-18		
39-47 Somerset Street, Abertillery	change of use of the existing ground floor units from A1 retail to a single unit of A2 use (364 sqm)	Complete (2018-19)

2018-19		
Land north of Regain Building, Mill Lane, Victoria, The Works, Ebbw Vale (MU2)	Construction of 9 business units (B1) within 3 buildings, with associated parking and new access road. 50% will be office space (1,175.25 sqm)	Complete (2019-21)
Site to the north of the Learning Zone, The Works Ebbw Vale (MU2)	Provision of office development with ancillary facilities (856 sqm)	Complete (2019-21)
2019-20		
Land off Southern end of Lime Avenue (MU2)	Construction of 6 buildings to provide 25 employment units for B1 and B2 uses, new access road and junctions off Lime Avenue and associated parking and other infrastructure (B1 1,692 sq m)	Not started (2024-25)
Unit B Cwm Draw Industrial Estate	First floor extension to existing Factory unit, to form office space (186 sq m)	Complete (2021-22)
Land adjacent to unit 27 Tafarnaubach Industrial Estate	Parking place for heavy goods vehicles with associated workshop/office building (unique use class), building comprising of 6 no. starter business units (B1 use class), new vehicular accesses and associated parking (976 sq m)	Complete (2021-22)
Land to the north east of Rassau Industrial Estate	Construction of new business units (Class B1/B2/B8 and ancillary uses) and associated parking areas, external works (B1 1,012 sq m)	Complete (2021-22)
2020-21		
Regain building and basement garden, Steelworks Road	Two storey building (B1 use) linked to Regain building with associated infilling of basement garden, access, parking and other infrastructure, and additional parking areas and service access to Regain building (942 sq m)	Complete (2021-22)
2021-22		
Land at Waun y Pound Industrial Estate	Proposed light industrial units (996 sq m)	Not started (2024-25)
Bryn Bach Country Park, Merthyr Road, Tredegar	The construction of two pods to create a co working office hub (58 sq m)	Complete (2023-24)
Land to the Southern End of Lime Avenue, Ebbw Vale	Construction of employment units for B1, B2 and B8 uses (2,140 sq m)	Not started (2024-25)
2022-23		
Land opposite 32 Glandwr Industrial Estate	Erection of a Class B1/B2/B8 unit (100 sq m)	Complete (2023-24)
Unit 33a Rassau Industrial Estate	Erection of building for B1/B2/B8 use, to provide six units 2022/100	Completed (2022-23)

	(600 sq m)	
Festival Park Shopping Centre	Change of use of former shopping mall into a mixed-use business centre comprising use classes A, B and D (5403 sq m)	Completed (2024-25)
Hov Hub Crown Industrial Estate	Construction of 3 industrial units (300 sq m)	Not started (2024-25)
Riverside Allotment Road	Proposed single storey extension to ground floor office facilities (200 sq m)	Completed (2022-23)
4-5 High Street, Abertillery	Change of use from retail to mixed use (A1, A2 and B1 use) (100 sq m)	Not started (2024-25)
2023-2024		
Unit 28 Tafarnaubach Industrial Estate, Tredegar	Proposed two storey office extension to side elevation	Not started (2024-2025)
2024-2025		
Abertillery Library Castle Street, Abertillery,	Change of use of library to a sui-generis (mix of offices, professional and financial services) and associated works.	Under construction (2024-25)

In terms of the amount of office development, 5,403q m of A2/B1 development has been completed during 2024-25.

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 6 schemes to be completed by 2016 and a further project by 2021, with only 3 schemes being completed the 2016 and 2021 targets have not been achieved.

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	A
	Earnings by residence	G
Monitoring Results	G	
% 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 70.8% the 2016 target has been achieved but it falls short of the 2021 target.		
Earnings by Residence		
Gross Weekly Pay for Full-Time Workers		

Year	Blaenau Gwent (£'s)	Wales (£'s)
2009	369.60	444.60
2013	404.50	475.30
2014	395.90	480.00
2015	403.50	487.60
2016	438.50	499.20
2017	489.90	505.70
2018	484.50	518.50
2019	455.10	540.0
2020	454.20	541.70
2021	523.30	570.6
2022	578.0	603.50
2023	606.50	636.1
2024	684.20	684.40

Source: Nomis

In 2024, the average gross weekly pay for full-time workers in Blaenau Gwent increased by £77.70. In the same period, the weekly pay in Wales increased by £48.30. The gap between Blaenau Gwent and Wales is on par with a 20p difference.

Hourly-Pay Excluding Overtime

Year	Blaenau Gwent (£'s)	Wales (£'s)
2013	10.13	11.98
2014	10.06	12.04
2015	10.55	12.30
2016	11.10	12.67
2017	11.99	12.75
2018	12.03	13.00
2019	11.59	13.65
2020	11.85	13.83
2021	13.78	14.40
2022	14.46	15.33
2023	15.74	16.49
2024	17.95	17.58

Source: Nomis

In Blaenau Gwent, the hourly pay excluding overtime increased in 2024 by £2.21. Blaenau Gwent's growth is higher when compared to Wales who witnessed an increase of £1.09. There is now only a 37p difference between Wales and Blaenau Gwent compared to a £1.98 difference in 2020.

The Plan overall 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	X
	Total number of stay visitors	X
	Number of tourism facilities completed per annum	R
	Amount of revenue generated by the tourism industry	X
Monitoring Results	R	

Total Number of Day Visitors

Year	Number of Day Visitors
2012	504,500
2013	517,470
2014	508,240
2015	537,850
2016	557,970
2017	514,620
2018	558,230
2019	574,320

Source: Blaenau Gwent County Borough Council: Tourism

There is no update available for this indicator.

Total Number of Stay Visitors

Year	Number of Stay Visitors
2012	125,900
2013	126,660
2014	131,320
2015	137,680
2016	141,130
2017	164,090
2018	164,960
2019	169,400

Source: Blaenau Gwent County Borough Council: Tourism

There is no update available for this indicator.

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 6 schemes to be completed by 2016 and a further project by 2021, with only 3 schemes being completed the 2016 and 2021 targets have not been achieved.

Amount of Revenue Generated by the Tourism Industry

The table below sets out the 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
2016	£45.6 million
2017	£50.9 million
2018	£54.9 million
2019	£60.87 million

Source: Blaenau Gwent County Borough Council: Tourism

There is no update available for this indicator.

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	R
Monitoring Results	R	
<u>Annual vacancy rate in town centres</u>		
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 (+0.5%).		
In terms of reducing the vacancy rate in Abertillery from a base level of 20% the target has not been achieved (+5%).		
In terms of reducing the vacancy rate in Brynmawr from a base level of 11.6% the target has not been achieved (+4%).		
In terms of reducing the vacancy rate in Tredegar from a base level of 12.4% the target has not been achieved (+9%).		
In terms of reducing the vacancy rate in Blaina from a base level of 25% the target has not been achieved (+3%).		
The Plan is having a negative 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	R
	Percentage of vacant residential properties	R
	Net additional Gypsy and Traveller units	R
Monitoring Results	R	

Number of Net Additional Affordable and General Market Dwellings Built per Annum

Year	General Market Housing	Affordable Housing	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
2018	40	0	40
2019	44	31	75
2020	101	0	101
2021	60	72	132
2022	97	27	124
2023	113	0	113
2024	67	14	81
2025	90	23	113
Total	1,315	627	1,950

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 and 3,500 by 2021 at 1,950 the Plan is behind target and has not met the outcome for 2021.

Percentage of Vacant Residential Properties

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

The new 2021 Census figures on vacancy rates shows the vacancy rates for Blaenau Gwent has increased from 4.8% in 2011 and now stands at 7.7%, a difference of 2.9%.

In terms of decreasing the vacancy rate of residential properties to 4.5% by 2016 and 4% by 2021 the target has not been achieved.

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 failing to meet this requirement.

The plan is having a negative 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	G
Monitoring Results	G	
<u>Number of houses meeting Welsh Housing Quality Standard</u>		
In 2023-24, it was reported that:		
• United Welsh has 1033 properties in Blaenau Gwent – No update has been received for the period. • Melin has 480 properties in Blaenau Gwent – No update has been received for the period. • Linc Cymru has 626 properties in Blaenau Gwent – No update has been received for the period. • Tai Calon has 5,863 properties in Blaenau Gwent – No update has been received for the period.		
Between 2020 and 2023 and 2025 no data was available. However, since 2014 to 2024, the number of houses meeting the Welsh Housing Quality Standard has improved.		
Year	Number of houses meeting Welsh Housing Quality Standard	
2014	4,129	
2015	7,000	
2016	8,038	
2017	8,103	
2018	8,026	
2019	7,748	
2020	No data available	
2021	No data available	
2022	No data available	
2023	No data available	
2024	7,925	
2025	No data available	

SA Objective: 7	SA Indicators	
To secure the delivery and maintenance of quality affordable housing	% of eligible residential planning permissions where affordable housing has been negotiated	G
	Average house price to income ratio	R
Monitoring Results	A	

% of Eligible Residential Planning Permissions where Affordable Housing has been Negotiated

Year	Number of eligible planning applications	No. where affordable housing has been negotiated	% of eligible residential planning permissions where affordable housing has been negotiated
2013-2014	1	1	100%
2014-2015	3	2	66%
2015-2016	8	7	87.5%
2016-2017	1	1	100%
2017-2018	3	2	66%
2018-2019	7	6	90%
2019-2020	2	2	100%
2020-2021	2	1	50%
2021-2022	1	1	100%
2022 - 2023	1	1	100%
2023 - 2024	1	1	100%
2024 - 2025	1	1	100%
Total	31	26	84%

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

In terms of the percentage of eligible residential planning permissions where affordable housing has been negotiated, at 84% of applications, 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	3.3:1
2016-2017	£77,737	£22,562.8	3.4:1
2017-2018	£83,280	£25,547.7	3.26:1
2018-2019	£93,806	£24,956	3.73:1
2019-2020	£92,437	£23,618	3.91:1
2020-2021	£107,218	£27,211	3.94:1
2021-2022	£125,873	£30,056	4.18:1
2022 - 2023	£126,319*	£27,320	4.62:1
2023 - 2024	£127,962*	£31,538	4.06:1
2024 - 2025	£138,997*	£35,578	3.9:1

Source: Land Registry and Nomis *this is a provisional figure from Land Registry and may change due to updates

The latest information for earnings and house prices for March 2025 was £138,997 (Land Registry) whereas the average earnings was £35,578 (Nomis) resulting in a ratio of 3.9:1

In terms of average price to income ratio this year has decreased by 0.0.16 to 3.9:1.

Overall, the Plan is having a mixed 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	G
	Proportion of new employment opportunities that offer training schemes secured through S106 agreements on major schemes	A
Monitoring Results	A	

Delivery of Learning Infrastructure

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

In terms of delivery of learning infrastructure and the outcome requirement for the completion of the learning zone by 2016 the 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 target has been achieved.

Proportion of new employment opportunities that offer training schemes

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
2017-2018	0	0	N/A
2018-2019	3	0	0%
2019-20	3	0	0%
2020-21	2	0	0%
2021-22	1	0	0%
2023-2024	1	0	0%
2024-2025	1	0	0%

There has been 1 planning applications granted for a major employment opportunity in the period 2024-25, of which it does not offer a training scheme.

In terms of delivery of the proportion of new employment opportunities that offer training schemes secured through S106 agreements on major schemes the Plan is not having a positive impact.

The Plan is having a mixed 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		A
	Accessibility by hubs – Number of highway and public transport schemes implemented		R
Monitoring Results	A		
<u>The percentage of the total length of rights of way in the local authority area, that are easy to use by the general public</u>			
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%
2017 - 2018	301,392 metres	243,805 metres	80.9%
2018-2019	301,392 metres	243,805 metres	80.9%
2019-2020	There is no accurate up to date figure available		
2020-2021	There is no accurate up to date figure available		
2021-2022	There is no accurate up to date figure available		
2022-2023	304,884 metres	173,708.68 metres	56.98%
2023-2024	There is no accurate up to date figure available		
2024-2025	There is no accurate up to date figure available		
Source: Blaenau Gwent County Borough Council: Green Infrastructure			
Previous reports have been based on BVPI 178 ease of use surveys which ceased being mandatory in 2008, though which many councils continued. The Council don't have the resource to carry out annual BVPI surveys anymore and so cannot provide figures that would have been captured in a similar manner to those dated before 2022. The Council have however recently commission a full condition survey of the PROW network which found that 56.98% of the PROW network is accessible to the general public. This is a significantly different to what has been previously reported and cannot be compared as the survey has been conducted in a different manner.			
<u>Accessibility by Hubs – Number of Highway and Public Transport Schemes Implemented</u>			
Refer to LDP Monitoring Framework Table SP6 for detail.			
In terms of the number of transport schemes implemented and the outcome for 26 by 2021 the Plan, with 12 schemes completed has failed to meet the 2021 target.			
The Plan is currently having a mixed 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	X
	Overall index of multiple deprivation	X
	Hectares of recreational open space per 1,000 population	R
	Number of leisure facilities completed per annum	R
	Delivery of health infrastructure	G
	Number of people with access to natural greenspace within 400m of their home as a percentage of all people	G
	Percentage of population within 1 km of Cycle Network	G
	Percentage of pupils who take part in sport at least 3 times a week	X
	Percentage of pupils who take part in sport at a club outside of school in the last year	X
	Percentage of pupils who enjoy sport outside of school a lot	X
Monitoring Results	A	
<u>Community Satisfaction / Perceptions</u>		
Data Cymru are in the process of undertaking a residents survey for Blaenau Gwent and a number of other local authorities in Wales but the results aren't publishable at this stage and the latest available results at a local authority level published by the National Survey for Wales is 2021/22: The latest result for this question is 2021/22 as follows: People who live in Blaenau Gwent were 68% satisfied, the lowest rate of 22 local authorities in Wales which was significantly lower than the next lowest ranked local authority, Newport with 79% (although Blaenau Gwent also had the highest level of 'neither satisfied or dissatisfied'). The highest rate of satisfaction was in Denbighshire with 96%. <u>Overall Index of Multiple Deprivation</u> The latest Welsh Index of Multiple Deprivation (WIMD) was published October 2019. There has been no refresh of the WIMD 2019 data. <u>Hectares of Recreational Open Space per 1,000 Population</u> 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, the figure has increased to 2.81 ha. <u>Number of Leisure Facilities Completed per Annum</u> 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 6 schemes to be completed by 2016 and a further project by 2021, the target has not been achieved as only 3 out of the 7 schemes have been completed. <u>Delivery of Health Infrastructure</u> 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 and 80% by 2021 with 87% having access this has been achieved.

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%
2017-2018	96%
2018-2019	96%
2019-2020	96%
2020-2021	96%
2021-2022	96%
2022-2023	96%
2023-2024	96%
2024-2025	96%

There has been no change in the percentage of the population within 1km of the cycle network.

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

Percentage of pupils who take part in sport at least 3 times a week

The School Sports Survey has not been updated since 2018 so there is no data available to report.

Year	Blaenau Gwent	Wales
2018	38%	48%
2019	No data available for this period	
2020		

Source: School Sports Survey (Sports Wales, 2015 and 2018)

Percentage of pupils who take part in sport at a club outside of school in the last year

Year	Blaenau Gwent %
2015	77%
2018	66%
2019	No data available for this period
2020	

Source: School Sports Survey (Sports Wales, 2015 and 2018)

Percentage of pupils who enjoy sport outside of school a lot

Year	Blaenau Gwent %
------	-----------------

2015	66%
2018	59%
2019	No data available for this period
2020	

Source: School Sports Survey (Sports Wales, 2015 and 2018)

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	G
Monitoring Results	G	
<u>Percentage of new housing sites that meets the ‘secured by design certification criteria’</u> For the current year (2025), one full planning application for housing has been granted which meets the ‘secure by design criteria’. In terms of the percentage of housing sites that meets the ‘secured by design certification criteria’ the Plan is on target. The Plan is having a positive impact on the objective to reduce crime, social disorder and fear of crime.		

SA Objective: 12	SA Indicators	
To encourage modal shift from private transport to sustainable transport	Frequency of buses between hubs	A
	Frequency of public transport to Cardiff or Newport	A
	No. and value of planning contributions secured for improvements in public transport, walking and cycling	A
	Modal split - % of population travelling to work by sustainable modes	X
Monitoring Results	A	
<u>Frequency of buses between hubs</u>		
The following list identifies the main bus services that currently operate within Blaenau Gwent:		
SERVICE	ROUTE AND TIMINGS	OPERATOR
76	Merthyr Tydfil - Tredegar - Ebbw Vale - Brynmawr - Gilwern - Abergavenny	Stagecoach
X15*	Brynmawr-Abertillery-Newport (every 30 mins at busy times and hourly service for the rest of the day)	Stagecoach (dark red)
E11*	Tredegar Peacehaven-Ebbw Vale (hourly service)	Harris Coaches
E12	Tredegar-Dukestown (hourly)	Harris Coaches
E14	Tredegar-Gwent Way (hourly service)	Harris Coaches

4A	Tredeggar Princetown, Rhymney, Pontlottyn and Abertysswg (2 hourly service)	Harris Coaches
4C	Tredeggar Princetown, Rhymney, Pontlottyn and Abertysswg (2 hourly service)	Harris Coaches
52	Ebbw Vale Tredeggar Blackwood (every hourly service)	Stagecoach (red)
56	Tredeggar-Blackwood-Newport (30 mins at busy times otherwise hourly)	Stagecoach (red)
E1 and E2	Ebbw Vale to Garn Lydan	Stagecoach (lilac)
X1	Brynmawr to Cwmbran (2 hourly service)	Adventure Travel
X2	Ebbw Vale to Cwmbran (2 hourly service)	Adventure Travel
X1*	Brynmawr, Abertillery, Pontypool, Cwmbran (hourly)	Phil Anslow
X2*	Cwmbran, Pontypool, Llanhilleth, Cwm, Ebbw Vale (hourly)	Phil Anslow
31	Brynmawr, Blaenavon, Forgeside (hourly)	Phil Anslow
61	Brynmawr, Abergavenny, Usk College (week days only due to being college bus)	Phil Anslow
A3	Brynmawr Abergavenny Raglan (3 hourly service)	Newport Bus

* denotes links between hubs

The frequency of buses between hubs varies between 2 and 1 per hour.

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, 05:03, last train, 22:46).

Sunday: 1 train every 37 mins (First train, 7:55, last train, 10:40).

In terms of the frequency of public transport to Cardiff and Newport there has been an increase in the train service since last year with earlier start times and half hourly service on a Sunday.

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
2017-2018	0	0
2018-2019	0	0

2019-2020	0	0
2020-2021	0	0
2021 - 2022	0	0
2022 - 2023	0	0
2023 - 2024	0	0
2024 - 2025	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	G
		Area of SSSI lost to development per annum	G
		Amount of protected woodland and trees lost to development per annum	G
		Area of SINC lost to development per annum	G
		Area of LNR lost to development per annum	G
		Number of Environmental Enhancements	G
Monitoring Results		G	
<u>Number of developments which have an adverse effect on European sites</u>			
Refer to LDP Monitoring Framework Table SP10 for detail.			
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.			
<u>Area of SSSI lost to development per annum</u>			
Refer to LDP Monitoring Framework Table SP10 for detail.			
In terms of the requirement for no net loss of SSSI to development the Plan is on target.			
<u>Amount of protected woodland and trees lost to development per annum</u>			
The number of trees protected by a Tree Preservation Order (TPO) that have been lost this year through development are set out in the table below.			
2016-2017			
Planning Ref No	Location	Comments	
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	2 trees lost to development. Planning permission granted at appeal.	

2017 - 2018		
No loss of protected trees or woodland to development		
2018 - 2019		
No loss of protected trees or woodland to development		
2019 - 2020		
No loss of protected trees or woodland to development		
2020 - 2021		
Planning Ref No	Location	Comments
C/2020/0201	Land at Northgate Steelworks Rd Ebbw Vale	There is a removal of 4 diseased trees. Further tree planting is to take place.
C/2019/0190	Catholic Rd, Brynmawr	There will be a loss of a number of trees, however re-planting will be undertaken to enhance the current tree cover and longer term tree management will take place
2021 - 2022		
No loss of protected trees or woodland to development		
2022 - 2023		
No loss of protected trees or woodland to development		
2023 - 2024		
No loss of protected trees or woodland to development		
2024 - 2025		
No loss of protected trees or woodland to development		

Area of SINC lost to development per annum

Refer to LDP Monitoring Framework Table SP10 for detail.

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

Area of LNR lost to development per annum

Refer to LDP Monitoring Framework Table SP10 for detail.

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

Number of Environmental Enhancements

Refer to LDP Monitoring Framework Table SP10 for detail.

In terms of the provision of environmental enhancements and the requirement for major applications to produce a net gain in biodiversity and/or enhancements to the green infrastructure network, mitigation has been put in place where it was necessary therefore this target has been achieved.

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

SA Objective 14	SA Indicators	
To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Number of conservation area appraisals and conservation area management plans undertaken / implemented	G
	Number of listed buildings and historic sites	G
	Number of listed buildings or archaeological sites enhanced	G
	Number of listed or local buildings of historical value brought into use for tourism	G
	The number of scheduled ancient monuments having undergone positive management works	G
	Number of historic assets that have an approved monument management in place	G
	Condition of registered parks and gardens of historic interest	G
Monitoring Results	G	
<u>Number of conservation area appraisals and conservation area management plans undertaken / implemented</u> 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. In terms of the number of conservation area appraisals and conservation area management plans undertaken and being implemented, there is full coverage in Blaenau Gwent. <u>Number of listed buildings and historic sites</u> In 2009 it was recorded that there are 53 listed buildings and 9 scheduled ancient monuments, there has been no loss of listed buildings and historic sites therefore, there is 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. <u>Number of listed buildings or archaeological sites enhanced</u> Refer to Monitoring Framework Table SP11 for detail. In terms of all applications to preserve or enhance listed buildings or archaeological sites, the target has been met. <u>Number of listed or local buildings of historical value brought into use for tourism</u> Refer to LDP Monitoring Framework Table SP11 for detail. For the current year 2024 – 2025 no planning applications were received for the change of use of a listed building for tourism use. <u>The number of scheduled ancient monuments having undergone positive management works</u> There have been no scheduled ancient monuments that have undergone positive management works in the period 2024 - 2025.		

Year	No. of Scheduled Ancient Monuments having undergone positive management works
2006 -2014	2
2014 -2015	0
2015 - 2016	0
2016 - 2017	0
2017 - 2018	0
2018 - 2019	0
2019 - 2020	0
2020 - 2021	0
2021 - 2022	0
2022 - 2023	0
2023 - 2024	0
2024 - 2025	0

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

Currently there are 4 monument management plans in place. There are no historic assets that have undergone monument management plans in 2024 - 2025.

Year	No. of historic assets that have an approved monument management plan in place
2006-2014	4
2014-2015	0
2015 - 2016	0
2016 - 2017	0
2017 - 2018	0
2018 - 2019	0
2019 - 2020	0
2020 - 2021	0
2021 - 2022	0
2022 - 2023	0
2023 - 2024	0
2024 - 2025	0

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

Condition of registered parks and gardens of historic interest

The only registered park and garden is Bedwellty Park, which is in excellent condition having been restored with a £5.6m grant from Heritage Lottery Fund in 2011.

In terms of the condition of registered parks and gardens of historic interest the only existing park and garden has 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	A
	Average density of housing development permitted on allocated sites	A
	Number of land reclamation schemes completed per annum	R
Monitoring Results	A	
<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 53%, is behind target this year. <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 and the requirement for 100% of mixed-use schemes to be over 35, the monitoring target has not been met <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 and a further 2 by 2021 the Plan, having completed none, has failed to meet both the 2016 and 2021 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.		

SA Objective 16	SA Indicators	
To conserve soil resources and their quality	No. and area of contaminated land site remediated through new development	G
	Area of greenfield land lost to development (ha) which is not allocated in the plan	A
Monitoring Results	A	

No. and area of contaminated land site remediated through new development

In terms of the number and area of contaminated land sites to be remediated through development there has been 8 between 2024 - 2025.

Year	No. of contaminated land sites to be remediated through development	Area of contaminated land to be remediated through development (ha).
2012 – 2014	5	2.93
2014 – 2015	0	0
2015 – 2016	1	1.85
2016 – 2017	0	0
2017 – 2018	3	3.67
2018 - 2019	8	7.72
2019 - 2020	2	3.22
2020 - 2021	3	3.17
2021 - 2022	9	9.39
2022 - 2023	8	3.78
2023 - 2024	12	2.29
2024 - 2025	5	1.89

Area of greenfield land lost to development (ha) which is not allocated in the plan

Refer to LDP Monitoring Framework Table SP9.

In 2024 - 2025 there was a loss of 1.84 ha of greenfield/open space lost to development which is not allocated in the Plan.

The Plan is having a mixed impact on the objective to conserve soil resources and their quality.

SA Objective 17	SA Indicators			
To reduce emissions of greenhouse gases, in particular carbon dioxide	Greenhouse gas emissions (CO ₂ equivalent) by sector and per capita (tonnes per year)	X		
Monitoring Results	X			
The table below shows the Local Authority Carbon Dioxide Figures by sector in Blaenau Gwent. The most up to date information available is for 2022 which was published in June 2024.				
Local Authority CO₂ emissions estimates 2005-2021 (kt CO₂) by sector in Blaenau Gwent				
Year	Industry & Commercial	Domestic	Transport	Per Capita Emissions (t)
2007	151	183	101.1	8.2
2008	155.4	187.5	99.5	7.9
2009	124.4	168.5	97.2	6.9
2010	134.1	177.1	94.9	7.1
2011	115.7	155.2	94.4	5.9
2012	126.6	163.8	93.9	6.3
2013	126.3	161.8	92.7	6.2
2014	105	136.2	93.2	5.4
2015	88.8	133.2	96.3	7.6
2016	89.1	125.4	97.8	5.5
2017	84.4	119.9	89.9	8.0
2018	92.5	118.4	88.2	8.0
2019	97.6	114.6	86.6	5.0
2020	91	111.1	68.9	4.7
2021	106	111.9	76.9	5.2
2022	96.5	96.0	80.1	4.9
2023	No data available			
Source: 2005-2022 UK Local and Regional CO ₂ Emissions Dataset (Department of Energy and Climate Change (DECC))				
There is no data available to report this year so no comparisons can be made and an overall performance score cannot be provided.				

SA Objective: 18	SA Indicators	
To reduce waste generation and maximise reuse and recycling	Amount of re-use and recycling/composting of municipal waste	G
Monitoring Results	G	
<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 target for reuse and recycling/ composting for municipal waste of 64% by 2021 the plan has met the target and Blaenau Gwent's performance is 68.89%.		
The Plan is having a positive 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	G
Monitoring Results	G	
<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	A	
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	G
Monitoring Results	G	
<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 2024 - 2025 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	A
Monitoring Results		A	
Use of reclaimed and sustainability sourced materials for construction			
It was suggested in the 2013-2014 AMR that this information is only collected for major schemes.			
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 on land adjacent to Bethany Chapel, Six Bells	Outline	Yes (reserved matters currently being considered)	
Extension of Cwmcrachen Gypsy Site for the provision of 4. No pitches	Full	No	
2017-2018			
Drive thru restaurant and retail units on the former NMC factory site, Blaina Road, Nantyglo	Hybrid application – Full and Outline	No material details were submitted with the outline application. The materials for the drive thru restaurant are typical of the established restaurant chain.	
2018-2019			
Land north of Regain Building, Mill Lane, Victoria, The Works, Ebbw Vale	Full	The applicant has identified within the DAS that materials will be locally sourced	

Land at Rhyd Y Blew, Bryn Serth Road, Ebbw Vale. The construction of an employment unit for B1, B2 or B8 uses,	Full	The applicant has stated that low impact building materials will be used but does not state whether these will be locally sourced or reclaimed material.
Land at Bryn Serth (adj to KFC) Waun-y-Pound, Ebbw Vale. Construction of 100 residential dwellings	Full	No
Eurocaps, Crown Business Park, Tredegar. Extension of existing production and warehouse facilities	Full	No
2019-2020		
Land at Waun-y-Pound, Ebbw Vale Residential development of 277 units	Full	It is not clear if this has been taken into account or if the materials will be locally sourced.
Land off southern end of Lime Avenue, Former Steelworks Site, Ebbw Vale Construction of 6 buildings to provide 25 employment units for B1 and B2 uses	Full	Although it is noted that an energy statement has been prepared for the development, it is not clear if sustainable sourced or reclaimed materials has been taken into account or if the materials will be locally sourced.
Rassau Ind Est, Ebbw Vale Construction of new business units (Class B1/B2/B8 and ancillary uses) and associated parking areas, external works.	Full	The proposed buildings will be a modern clad which is typical of the surrounding buildings and industrial nature of the proposal.
Lakeside Brynmawr 3 retail units (unit 2 Class A1 convenience food store, Unit 3 Class A1 comparison and flexible use for Unit 4 Classes A1/A2/A3) and associated works	Full	The materials used are typical of the national chain occupiers.
Units 23/24, Tafarnaubach Ind Est Parking place for heavy goods vehicles with associated workshop/office building comprising of 6 no. starter business units new vehicular accesses and associated parking	Full	The proposed buildings will be a galvanised steel which is typical of the surrounding buildings and industrial nature of the proposal.
23-24 Tafarnaubach Ind Est Three storey lab block, external stairs, associated canopies and link to the existing building.	Full	The proposed buildings will be a composite metal faced and insulated wall cladding which is typical of the surrounding

		buildings and industrial nature of the proposal.
2020-2021		
Units 23/24 Tafarnaubach Industrial Estate Construction of new packaging line building, retaining wall and covered pedestrian walkway linking new packaging line building with new car park	Full	The building will in all aspects comply with the requirements for building regulations Part L. Insulation and fabric performance will exceed the minimum requirements. A computational model will be provided to show compliance with the building regulations Part L.
Land at western end of Hov Hub Industrial Estate, Crown Industrial Estate Industrial building subdivided into six small units and use of part of the site for the siting of approximately 14 metal containers units to be used as a container storage facility	Full	The building will be clad and roofed with composite insulated metal sheeting These materials are 'A' rated in the BRE green materials guide whilst any timber used in construction will be sustainability sourced and Forest Stewardship Certified
2021-2022		
Land to the Southern end of Lime Avenue, Ebbw Vale Construction of employment units for B1, B2, and B8 uses, new access road and junction off Lime Avenue	Full	It is not clear if sustainable sourced or reclaimed materials has been taken into account or if the materials will be locally sourced.
Ben Wards Fields Brynmawr Ebbw Vale Retention of earthworks including importation of material, re-profiling of existing contours, temporary ancillary works including welfare facilities & parking areas with restoration to grass land with hedgerows & drainage	Full	The proposal relates to environmental improvements and not construction.
Land at Northgate Steelworks Road Ebbw Vale Proposed residential development and associated works	Full	The applicant has identified within the DAS that materials will be locally sourced as appropriate.
Former Glyncod Comprehensive School Badminton Grove Ebbw Vale New Primary School and Childcare Facility with External Play Areas, Recreational Spaces	Full	Sustainable materials which have maximum durability, minimum maintenance requirements and low toxicity, making use of recyclable or recycled content are proposed.

and Other Associated Infrastructure		
2022-2023		
Unit 19-20 Rising Sun Industrial Estate Erection of a new detached storage building	Full	The proposed buildings will be a profile sheet/cladding which is typical of the surrounding buildings and industrial nature of the proposal.
Unit 33A Rassau Industrial Estate 2022/100 Erection of building for B1/B2/B8 use to provide six units	Full	In terms of the sustainability of the building, identical buildings to the proposed typically achieved a rating of Very Good or Excellent Breeam scores. Whilst Breeam is no longer a policy requirement in Wales, it is anticipated that the proposed development will achieve a Very Good or Excellent Breeam score.
Chartist Way, Tredegar New Welsh Medium Primary School	Full	Welsh Government funding requirements are that the building achieves BREEAM 'Very Good' with 'Excellent' for Energy Credits (ENE01) accreditation. Sustainable Construction Services have been engaged by the Authority to undertake the assessment. The initial client engagement stages are complete, and the credits have been awarded.
2023-2024		
Unit 21 Rising Sun Industrial Estate The erection of a manufacturing building which extends at the rear of the existing main building and wraps around the building to increase manufacturing footprint, upper-level storage facility with goods in/out yard space and subsequent perimeter landscaping with additional car parking	Full	The energy statement submitted in support of the application confirms that the development will seek to reduce the energy consumption on site by installing solar panels on and around southern roof planes, maximising natural light fall through the insertion of clear panels in the northern roof planes, making use of LED, passive infrared sensors and zonal lighting, utilising thermally efficient materials and construction techniques and by providing a layout that

		promotes ease of vehicular and pedestrian movement and sustainable drainage
Unit 2 and 3A Lakeside Retail Park Installation of a mezzanine floor	Full	It is not clear if sustainable sourced or reclaimed materials has been taken into account or if the materials will be locally sourced.
Land at Rassau Industrial Estate Proposed erection of an 8 MW battery energy storage system and associated infrastructure, EV charging station, solar PV and offices, associated parking, palisade fencing/gate, CCTV columns & lighting columns.	Full	External materials comprise of a palisade fence and gate finished in green or galvanised, the contained is finished in green metal and the office building in brick or timber clad. The proposed materials are acceptable in this location given the context of the area.
2024-2025		
M & J Europe, Unit 28 Tafarnaubach Industrial Estate Access Road Units 22 Training Centre, Tafarnaubach, Proposed industrial unit	Full	It is not clear if sustainable sourced or reclaimed materials has been taken into account or if the materials will be locally sourced.

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	G
	Capacity of low carbon energy developments installed per annum	G
Monitoring Results	G	
<u>Capacity of renewable energy developments installed per annum</u> Refer to Monitoring Table SP7 (a) for detail. 0.8 MW of renewable energy developments have been installed in 2024-25. Overall, 18.447 MW of renewable energy developments have been installed in the plan period. The plan is moving in the right direction and 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 2024-25. Overall, 5.89MW of low carbon energy developments have been installed in the plan period. 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	R
	Percentage groundwater of Overall Good Status (quality and levels)	A
	% of planning applications granted in sewered areas where there is no capacity and no planned upgrades	G
Monitoring Results	A	

The full local evidence packages from NRW on the Water Framework Directive has 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
2018 (2017 figures)	*Lakes 0% Rivers 33.3% 33.3% overall
2019 (2018 figures)	*Lakes 0% Rivers 33.3% 33.3% overall
2020 (2018 figures)	*Lakes 0% Rivers 33.3% 33.3% overall
2021 (2018 figures)	*Lakes 0% Rivers 33.3% 33.3% overall
2022	*Lakes 0% Rivers 33.3% 33.3% overall
2023	*Lakes 0% Rivers 0% 0% overall
2024	*Lakes 0% Rivers 0% 0% overall
2025	*Lakes 0% Rivers 0% 0% 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, there are none for the current 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%
2018 (2017 figures)	50%
2019 (2018 figures)	50%
2020 (2019 figures)	50%
2021	*50%
2022 (2021 figures)	*50%

2023	*50%
2024	*50%
2025	*50%

* Please note this figure is based on the new methodologies 2021. 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. <https://waterwatchwales.naturalresourceswales.gov.uk/en/>

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

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. The Plan is therefore 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	G
	Number of new developments exceeding TAN 11 or BS4142 Noise Requirements	G
	Number of planning permissions granted that include conditions relating to light pollution	G
	Effect of development which negatively affects the Brecon Beacons National Park (visual and physical effects)	G
	Proportion of landscape characterised and managed	G
Monitoring Results	G	

Proportion of valued landscape lost to development

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%
2017-2018	0 ha	0%
2018-2019	0 ha	0%
2019-2020	0ha	0%
2020 - 2021	0ha	0%
2021 - 2022	0ha	0%
2022 – 2023	0ha	0%
2023 - 2024	0ha	0%
2024 - 2025	0ha	0%

In terms of the proportion of valued landscape lost to development there was no loss this year, the plan is therefore having a positive impact.

Number of new developments exceeding TAN 11 or BS4142 Noise Requirements

The information below is based on major planning applications. There have been no planning applications which has exceeded TAN 11 or BS4142 noise requirements. However, the table below shows the number of applications received for the current year, where potential noise nuisance has been conditioned and mitigation measures put in place.

Planning App. No.	Location
2016 – 2017	
C/2016/0151	Cwmcrachen Gypsy Site, Nantyglo
C/2016/0158	Land to rear of units 39 and 40 Rassau Industrial Estate, Ebbw Vale
C/2016/0226	Land adjacent to Bethany Baptist Chapel, Six Bells
2017 – 2018	
C/2017/0019	Former NMC Factory Site, Brynmawr
2018-2019	
C/2017/0143	Land at Ashvale Sports Club, Griffiths Gardens
C/2017/0159	Land East of Blaina Road, Brynmawr
C/2017/0309	Office building, Bridge Street, Ebbw Vale
C/2017/0338	Land adjacent to and north of Llys Glyncoed, Ebbw Vale
C/2017/0344	Baldwin House, The Boulevard, Victoria, Ebbw Vale
C/2018/0132	Crawshay House, Greenland Road, Brynmawr
C/2018/0191	Greenacre Hospital, Tredegar
C/2018/0205	Former quarry adjacent to Craig House, Nant y Croft, Rassau, Ebbw Vale
C/2018/0217	Land at Bryn Serth, Ebbw Vale
C/2018/0310	Land at Rhyd y Blew
C/2018/0334	Land South of Unit 11 Roseheyworth Business Park, Abertillery
2019-2020	
C/2019/0005	Land at Waun-y-Pound.
C/2019/0054	Land off southern end of Lime ave - opposite hospital.
C/2019/0009	Rassau Ind Est
C/2019/0195	Tafarnaubach Ind Est
C/2019/0203	Tafarnaubach Ind Est
C/2020/0033	23-24 Tafarnaubach Ind Est
C/2019/0102	29 Tafarnaubach Ind Est
C/2019/0331	Roseheyworth Business Park
C/2019/0035	Former NMC Site 2-4 lakeside, Blaina Rd
C/2019/0030	Land to the East of Blaina Rd.
2020 - 2021	
C/2021/0001	Unit 21 Rising Sun Ind Est
2021 - 2022	
C/2021/0233	Swffryd Service Station Swffryd Road Swffryd Crumlin
2022 - 2023	
C/2022/0250	Land adjacent to KFC Waun-Y-Pound Road
C/2022/0103	New Welsh Medium Primary School Chartist Way
2023 - 2024	
C/2023/0215	Residential Development
2024 - 2025	
P/2024/0255	Aldi Foodstore Ltd The Walk Ebbw Vale
P/2024/0240	Glyn Terrace Tredegar

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.

Number of planning permissions granted that include conditions relating to light pollution

The information provided has been based on major applications.

In terms of the number of major applications granted that include conditions relating to light pollution, there were none received in the period 2024-2025.

Planning App No	Location
2016-2017	
C/2016/0226	Land adjacent to Bethany Baptist Chapel, Six Bells
2017 - 2018	
None	
2018-2019	
None	
2019-2020	
None	
2020 - 2021	
None	
2021 - 2022	
C/2021/0145	Units 19 & 20 Rising Sun Industrial Estate Blaina
C/2021/0386	Land To The Southern End Of Lime Avenue Ebbw Vale
C/2022/0036	Unit 10 Roseheyworth Business Park Abertillery
2022 - 2023	
None	
2023 - 2024	
C/2023/0232	Land Adjacent to Waun Y Pound
2024 - 2025	
None	

There was no planning applications granted this year that included conditions relating to light pollution.

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

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

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

Proportion of landscape characterised and managed

100% of the landscape has been characterised through the LANDMAP process and as a result extensive areas of land have 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 also subject to management plans.

This information has remained unchanged for the period 2024 - 2025.

In terms of the proportion of landscape characterised and managed, as 100% is characterised and 548 ha are subject to management plans, the plan is having 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 2024-25 AMR is the eleventh monitoring report to be prepared since the adoption of the LDP in November 2012. While the adopted plan period has expired it remains the extant development plan for the area as work continues on the Replacement Local Development Plan (RLDP). This report therefore provides an opportunity for the Council to assess the impact that the adopted LDP continues to have on social, economic and environmental well-being of the County Borough.

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 LDP provides a robust platform for sustainable growth and regeneration. Welsh Governments initiatives such as the Tech Valleys project to bring advanced manufacturing jobs to the Gwent Valleys will both assist with growing the economy and help deliver the Strategy of growth and regeneration.

6.4 The required 4-year review of the Plan has been undertaken and identifies that a full review is required. Important factors in reaching this conclusion include the inability to deliver the levels of growth required by the LDP strategy and the resulting failure to maintain 5 year land supply. The level of growth therefore needs to be reconsidered which could result in a significant change to the strategy. In addition, the extent of changes required to the evidence base in order to extend the plan period could result in a plan significantly different from the adopted LDP.

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 delivery of allocations assist with regeneration and meeting the Local Well-being Plan objectives and local community needs.

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

6.9 Section 3 indicates the changes in national planning policy guidance. The Replacement Local Development Plan will take into account these changes. 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 2024-25 indicate that the targets in respect of 3 out of 19 monitoring aims are on-going, being met or exceeded and 5 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 10 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, SP3 (a), SP4 (a), SP4 (b) and SP5 (a). Whilst development levels are far lower than planned this is as a result of external factors particularly in relation to the Covid-19 pandemic, 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 10 of the sustainability objectives; not having a positive or are having a mixed impact on 9 of the objectives; having a negative impact on 4 objectives and there is no data available for 1 indicator. The main area where targets are 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 No new Supplementary Planning Guidance (SPG) documents have been approved in the period 2024-25.

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

6.15 The primary reason for the slow delivery of some aspects of the LDP is 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 14 out of the 15 year Plan period.

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. A Replacement Local Development Plan is currently being prepared which will seek to address these strategic issues.

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

6.18 Further information on aspects of the LDP which need adjusting or replacing can be found in the LDP Review Report.

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

6.19 The Council is currently preparing a Replacement Local Development Plan.

Recommendations

6.20 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.

6.21 This year the Plan was found to be meeting 3 out of 19 monitoring aims which is a decrease on the previous year. The number of monitoring aims identified as not being achieved increased slightly to 10 this year. The number of trigger levels being breached has

remained at 5. As noted in previous monitoring, the Plan is not performing in areas such as retail, housing, and employment.

6.22 The Council have completed a full review of the Local Development Plan and have determined that a full revision procedure should be followed to update the Plan.

6.23 The Council agreed a Delivery Agreement with Welsh Government in October 2018 and commenced work on a Replacement Local Development Plan included pre-deposit participation (identification of Issues, Vision and Objectives and Growth and Spatial options, Call for Candidate Sites, development of the evidence base) and pre-deposit consultation (consultation of the Preferred Strategy). Blaenau Gwent County Borough Council were about to undertake a Second Call for Candidate Sites when the country went into Lockdown. The Council were advised by Welsh Government not to proceed with the Second Call for Candidate Sites due to difficulties with being able to undertake consultation in line with the Community Involvement Scheme identified in the Delivery Agreement. This meant that the Plan risked being found 'unsound' by and Inspector at Examination

6.24 In July 2020, Welsh Government advised that it was possible to proceed with the Plan. As the original timetable had slipped beyond the 3 months' slippage allowed, a revision of the Delivery Agreement timetable was required.

6.25 A revised Delivery Agreement was agreed by Welsh Government on 6th October 2020. This meant that work on the RLDP could formally recommence. The second call for candidate sites and request for further information commenced March to May 2021 which also sought views on the draft findings of assessments undertaken of the submitted candidate sites and further information from the site promoters.

6.26 Towards the end of 2021, the Planning Policy team experienced significant resource issues with the loss of staff due to retirement and sickness. This resulted in further slippage in the revised Delivery Agreement timetable. A second revised Delivery Agreement was approved in February 2023.

6.27 Since this time there have been delays with evidence base requirements and the associated deposit plan, resulting in slippages in the revised Delivery Agreement (February 2023) timetable and publication of the deposit plan. A new revised Delivery Agreement (July 2024) has been published which sets out a new timetable for the delivery of the Replacement Local Development Plan. It anticipated deposit plan consultation in February-April 2025, submission to Welsh Government in January 2026 and Examination from February 2026.

6.28 Following, Blaenau Gwent and Torfaen County Borough Councils forming a federation of two Councils of equal status in January 2025, new ways of working are currently being explored, one of which would see a Joint Local Development Plan being developed between the Councils. The position of the emerging Replacement Local Development Plan is therefore currently under review and a decision by Council is expected in early December 2025.

Recommendations

6.28 As a result of the findings of the Annual Monitoring Report for 2024-25 it is recommended that:

1. The Council continues to progress work on a Replacement Local Development Plan.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
Mixed Use Sites			
MU1	Ebbw Vale Northern Corridor	Strategic mixed-use employment site – on land at Rhyd-y-Blew (29.8 ha of which 13.2 ha is the indicative developable area) Employment and road side services - at Bryn Serth (22.8 ha of which 10.5 ha is the indicative developable area) Commercial leisure hub – commercial leisure and associated A3 uses (4 ha) Residential - 805 homes including 10% affordable housing on three parcels of land (23 ha) (It should be noted that not all of the existing facilities are required to relocate to enable the provision of 805 homes)	Part of Enterprise Zone. Full application approved (2013/0199) in February 2014 for access and engineering works which have been completed. The sewerage connection works have also been completed. A full application has been approved (c/2018/0310) for the erection of a 4955 sq.m (50,000 sq.ft) employment unit for B1, B2 or B8 uses. The development has been completed. Part of Enterprise Zone Full planning has been approved (C/2018/0310 for the erection of a 4955 sq.m (50,000 sq.ft) employment unit for B1, B2 or B8 uses. Development has been completed. The Council are currently working with the landowners of the site to bring the remaining site forward. Planning application c/2018/0217 for the development of 100 houses on Land at Bryn Serth (adj to KFC) has been completed. A further planning application (C/2019/0005) has been approved by Persimmon Homes for 277 units on the former school and college site. The site is under construction. Affordable homes have been secured through S106 contributions. Outline planning permission has been granted on the Former Rhyd-y-Blew Reservoir Site (c/2013/0170) for up to 250 dwellings. The S106 agreement was signed on 07/06/2024.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
		A network of green links – to allow the effective integration of the SINCs and other key habitat areas	Outline permission granted (c/2022/0123) for 13 detached self build properties on Cemetery Rd. The development is under construction with 1 house completed.
MU2	'The Works', Ebbw Vale	Aneurin Bevan Hospital – a 96 bed Local General Hospital; The Central Valley & Wetlands Park – a green corridor running through the site Environmental Resource Centre – Provides an education facility for local children and the community to explore the heritage and ecology of the site Employment – 5 ha of commercial and business space primarily located adjacent to the hospital site Residential – Approximately 520 homes at varying densities across the site built to higher than	The development is complete. The development is complete. The development is complete. Part of Enterprise Zone. The REGAIN building is complete providing 500 sq m of floorspace and covers a wider site area of 0.18 ha. 9 B1 business units within 3 buildings (2018/0152) for employment use on 1.2ha of land north of the Regain Building, Mill Lane has been completed. New office development (C/2018/0208) to the north of the learning zone (856sqm) has been completed. Full permission granted for the construction of 6 buildings to provide 25 employment units for B1 and B2 uses (C/2019/0054). The development has not started. A Design and Masterplan for The Works was adopted in October 2013. 5 sustainable houses have been completed on the site.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
		nationally required standards and including 20% affordable housing Learning Zone – The Learning Zone includes the provision of education and training for 14-19 year olds. The Works site will also include a 21st Century 3-16 School over two sites that will provide; primary education; an integrated children’s centre, secondary education and the relocated Pen y Cwm Special School Leisure Centre and Sports Fields – A new leisure centre and sports pitches will be developed to provide new leisure amenities for the community Arts Centre – A new arts centre will be developed to provide a community and professional arts/cultural event programme 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 Retail – The retail element will only consist of local convenience facilities, including local shops and smaller commercial units; Energy Centre – A centralised energy hub. Family History & Genealogy Visitor Centre – The Former General Offices (Grade II* Listed Building) is to become a visitor centre bringing industrial heritage	Full planning permission granted for 57 homes on the ‘Northgate’ site residential area. 52 homes have been completed with 5 under construction. The development is complete. The development is complete. The development has not started. On-going. The development has not started. The development is complete. The development is complete.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
		to life and showcasing one of the largest archives in Wales. Public Realm – Focus on a sequence of public squares running through the site.	The development is complete.
MU3	NMC Factory and Bus Depot, Brynmawr	Residential – maximum of 60 homes including 10% affordable housing; and Commercial / Leisure/ Community Facility opportunity to act as an active link between Brynmawr District Town Centre and Lakeside Retail Park	Full planning permission for the provision of 3 retail units/ Unit 2 Class A1 convenience food store, Unit 3 Class A1 comparison and flexible use for Unit 4 Classes A1/A2/A3) and associated works. (c/2019/0035). The McDonalds is being implemented under a separate permission c/2017/001. Development has been completed on part of the site. Stagecoach is currently still located on the remainder of the site.
Action Areas			
AA1.1	Southern Gateway, Ebbw Vale	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 Proposed office and retail development	The Cableway is complete. There is no progress to report.
AA1.2	Market Square, Ebbw Vale	Provision of a key link with Ebbw Vale Northern Corridor site Mixed-use development	No progress to date. No progress to date.
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.	The land has been sold. Discussions are ongoing with the landowner on the future use of the site.
R1.2	Extension to Festival Shopping Outlet Centre, Ebbw Vale	1,400 sq m of comparison floorspace.	The planning permission has now lapsed and is unlikely to be implemented due to the closure of Festival Shopping Park.
R1.3	Extension to Tesco Stores, North West Approach, Ebbw Vale	1,700 sq m of convenience and comparison	Planning permission has now lapsed.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
R1.4	Market Street, Ebbw Vale	600 sq m of comparison floorspace	The site is currently being used as a car park. No progress to date.
Housing			
H1.1	Willowtown School, Ebbw Vale	Allocation for 22 units.	The school building has been demolished. Discussions are on-going regarding development of this site. Planning Permission has not been granted.
HC1.1	North of Cwmyrdderch Court Flats, Ebbw Vale	Committed housing site for 16 units.	The site is a self-build site with 9 units completed. There is also 1 more unit currently under construction. The site is under construction.
HC1.2	Letchworth Road, Ebbw Vale	Committed housing site for 27 units.	The development is complete.
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.	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 and S106 has now been signed. Development has not started.
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.	The development is complete.
HC1.8	Higgs Yard, Ebbw Vale	Committed housing site for 29 units.	Full permission (c/2007/0658) was granted in 2009 and has now 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.
H1.2	Cartref Aneurin Bevan, Tredegar	Housing allocation for 13 units.	The development is complete.
H1.3	Greenacres, Tredegar	Housing allocation for 18 units.	The site is complete.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
H1.4	Land adjacent to Chartist Way, Tredegar	Housing allocation for 101 units.	Full planning permission has been granted for part of the site to be developed for a Welsh Medium School (C/2022/0103). Development is under construction.
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 development is complete.
HC1.13	Former Factory Site, Pochin, Tredegar	Committed housing site originally for 28 units. The number of units on site has decreased to 15.	Outline planning permission was granted for the total site (c/2014/0238) and the S106 agreement has been signed. The factory has been demolished and some ground work undertaken including access, site layout and infrastructure. Planning permission (reserved matters) has been granted for four self-build plots. No further progress has been made.
HC1.14	Land at Poultry Farm, Queen Victoria Street, Tredegar	Committed housing site for 3 units.	20 units completed and a further unit under construction. 1 unit not started. Full permission has been granted for the construction of a further dwelling (c/2015/0033) however no further progress has been made.
HC1.15	Upper Ty Gwyn Farm, Nantybwch, Tredegar	Committed housing site for 38 units. This number has been reduced to 27 units	The site is a self-build site. 24 units have been completed to date. The site is under construction and progressing slowly.
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.	The development is complete.
HC1.18	The Goldmine, Sirhowy, Tredegar	Committed housing site for 16 units.	Planning permission has lapsed.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
HC1.19	BKF Plastics, Ashvale, Tredegar	Committed housing site for 54 units. The number of units has been increased to 77 units	Outline planning permission C/2007/0730 was granted in 2012 and the former factory demolished. A full application has been approved subject (C/2022/0309) and includes a larger site area consisting of 77 units. The S106 agreement was signed 22/09/2023. Ground works have commenced and the site is under construction.
HC1.20	Sirhowy Infants School Site, Tredegar	Committed housing site for 23 units.	The development is complete.
HC1.21	Corporation Yard, Tredegar	Committed housing site for 23 units	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. No development has taken place to date.
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 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. A new planning application (c/2021/0290 has been approved to extend the life of the permission (c/2015/0236 and c/2015/0237) Development has not started.
H1.5	Garnfach School, Nantyglo	Housing allocation for 28 units.	The school buildings have been demolished. Development has not started.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
H1.6	Crawshay House, Brynmawr	Housing allocation for 25 units.	Planning permission (2018/0132) for the site has lapsed. Development has not started.
H1.7	Infants School & Old Griffin Yard, Brynmawr	Housing allocation for 36 units	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. Development has not started.
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 application received. No further progress to date. Development has not started.
H1.10	Land to the East of Blaina Road, Brynmawr	Housing allocation for 25 units.	Outline planning (2017/0159) approved for residential development (25 units) and a drive thru restaurant. The drive through has been completed. Full planning permission (P/2024/0176) has been granted for the remainder of the site for a Burger King drive thru (A3), a Pizza restaurant/takeaway (A3) and a tanning shop (SG). Development has not started.
H1.11	Land to the North of Winchestown, Nantyglo	Housing allocation for 15 units.	No planning applications received. Development has not started.
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. 12 units have been completed. 2 vacant plots remain with no further progress to date The site is under construction.
HC1.25	TSA Woodcraft, Noble Square Industrial Estate, Brynmawr	Committed housing site for 25 units.	The development is complete.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
HC1.26	Roberto Neckwear, Limestone Road, Nantyglo	Committed housing site for 19 units.	Outline planning permission (c/2005/0602) was granted in 2006 and has now expired. The site is back in use. Development has not started.
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 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). The site is under construction with 134 units completed to date. The recent permissions should lead to the completion of the site. The site is under construction.
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. Two further applications have been granted: Full - c/2022/0091 and Outline - c/2022/0092. No further progress to date.
H1.12	Six Bells Colliery Site, Six Bells	Housing allocation for 40 units.	Proposals are being prepared by a Housing Association. No planning applications received 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 has now lapsed. Further planning permission has been granted with conditions (C/2020/0043) for 28 units. The development has not been started.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
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 the outline planning permission 2008/0207 has been renewed by application 2012/0005 and application 2017/0075. 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 granted (2005/0578) in 2006. Full planning permission was granted in 2017 (C/2016/0375) for 31 houses. In 2018 a further application was approved for variation of conditions – for a new site layout and substitution of housing type (C/2018/0109). Planning permission has now expired. No further progress to date.
Gypsy Traveller			
GT1	Land South of Cwmcrachen Gypsy Site, Nantyglo	Accommodation for 6 pitches	A full 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		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.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
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		The development is complete.
T1.9	Extension of Ebbw Fach Trail from Abertillery to Aberbeeg and completion of missing section through Blaina		The development is complete.
T1.10	Link to Cwmtillery Lakes		The development has not started.
T1.11	Aberbeeg to Royal Oak		The development has not started.
T1.12	Royal Oak to Swffryd		The development has not started.
Rail Network and Station Improvements			
T2.1	Extension of rail link from Parkway to Ebbw Vale Town		The development is complete. The railway line was operational in May 2015.
T2.2	Provision of new station and bus interchange at Ebbw Vale		The development is complete.
T2.3	Extension of rail link to Abertillery		Investigations are underway.
T2.4	Provision of new station and Park and Ride at Abertillery		Investigations are underway.
T2.5	Rail freight provision at Marine Colliery		No further progress has been made.
Safeguarding of Disused Railway Infrastructure			

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
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.
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		The development has not started.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
	south of Abertillery		
Employment			
EMP 1.1	Land at Festival Park, Ebbw Vale		The development has not started.
EMP1.2	Land at Tredegar Business Park, Tredegar	Part of Enterprise Zone	The development has not started.
EMP1.3	Land at Rising Sun Industrial Estate, Nantyglo		The development is complete.
EMP 1.4	Rassau Platform A, Ebbw Vale	Part of Enterprise Zone	Planning application received for the construction and operation of a purpose-built glass facility and associated development. (C/2021/0278) Full planning approved subject to the signing of S106. The development has not started.
EMP 1.5	Rassau Platform B, Ebbw Vale	Part of Enterprise Zone	
EMP 1.6	Land at Waun-y-Pound, Tredegar	Part of Enterprise Zone	The north eastern arm of the site has been granted planning permission for: 0.4 ha for a vehicle security park and storage container facility including office facility and weigh bridge. The development is complete. 0.2 ha for the construction of a B2 industrial unit with associated offices and external area. The development is complete. Construction and operation of a 16 MW gas fired standby Short Term Operating Reserve (STOR) power plant. The development is complete. The rest of the site is yet to be developed.
EMP 1.7	Marine Colliery, Ebbw Vale		The development has not started.
EMP 1.8	Crown Business Park Platform A, Tredegar		C/2020/0062 and C/2020/0064 for the change of use of land to form part of existing car showroom with new vehicular entrance and security fencing. The development has been completed.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
EMP1.9	Crown Business Park Platform B, Tredegar		The development has not started.
EMP1.10	Land at Roseheyworth Business Park, Cwmtillery		Planning permission has been granted for 0.79 ha of the site to be developed for a household waste facility, new access road and shop. The development is complete. A further application was granted for 0.04ha of the site to be developed for a single storey education building to be used in association with existing household waste recycling centre (C/2021/0094) – this has been completed. The rest of the site is undeveloped to date.
Education			
ED1.1	Ysgol Gymraeg, Brynmawr	New primary school	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	The development is complete.
Community Facilities			
CF1.1	Sirhowy Infants School, Tredegar	Community Centre	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. Development is unlikely to happen due to site closure. 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.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
TM1.4	Bedwellty House and Park, Tredegar	Restoration of Bedwellty House to create a visitor experience, restaurant, gardens and function area.	The development is complete.
TM1.5	Parc Bryn Bach (including a hotel), Tredegar	Potential to further develop the tourism offer of the park with opportunities for a hotel and bunk-house facility.	Planning permission has been granted for the construction of two pods to create a co working office hub to include information points to promote wellbeing activities (C/2021/0350).The development has been completed. The development for a hotel 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). Development is complete. Full planning has been granted for the conversion of south wing barn to form a new bunkhouse accommodation, car parking and picnic area (C/2020/0270) alongside listed building consent C/2020/0269. The development has not started. The educational and heritage potential has not been progressed.
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	The play area is to be relocated to the south of the site as part of the development of a proposed new Welsh medium primary school (C/2022/0103). 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.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
ENV4.4	Llanhilleth Pithead Baths, Llanhilleth		The Council is in negotiation with the owner to buy the site. The development has not started.
Cemetery Extensions			
ENV5.1	Cefn Golau Cemetery, Tredegar		The development is complete.
ENV5.2	Dukestown Cemetery, Tredegar		No further progress to date.
ENV5.3	Blaina Cemetery, Blaina		The development is complete.
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. The site is no longer required for the organics project. The north eastern arm of the site has since been developed and work has been completed for: a vehicle security park and storage container facility, a B2 industrial unit with associated offices and external area, a 16 MW gas fired standby Short Term Operating Reserve (STOR) power plant.
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 the existing waste transfer station. The development is complete.

Appendix 2: Mandatory Indicators

Mandatory Indicators	Monitoring Results
The housing land supply taken from the current Housing Land Availability Study	In March 2020, Welsh Government announced changes to the way in which housing delivery is monitored. The changes to PPW remove the five-year housing land supply policy and replace it with a housing trajectory as the basis for monitoring the delivery of development plan housing requirements in the Annual Monitoring Reports (AMRs). In terms of the annual level of housing completions monitored against the Average Annual Requirement (AAR) the trigger of under delivery over two consecutive years has been broken. In terms of the cumulative annual level of completions monitored compared against the cumulative Average Annual Requirement (AAR) there has been under delivery of cumulative completions since the beginning of the Plan period and so the trigger of under delivery on two consecutive years has been broken.
Number of net additional affordable and general market dwellings built per annum	A total of 90 general market units and 23 affordable units were built in 2024-2025.
Net employment land supply / development per annum	During 2024-25, 0 ha of employment development was delivered on allocated sites and 0.2 ha of employment on non-allocated sites has been delivered.
Amount of development, including housing, permitted on allocated sites in the development plan as a % of development plan allocations and as a % of total development permitted (ha and units)	From a total of 245.96 ha of allocated land, 0.23 ha was permitted in 2024-25 which is equivalent to 4%. In 2024-25, out of a total of 5.41 ha of land permitted 0.23 ha was on allocated sites, which is equivalent to 4%.
Average density of housing development permitted on allocated development plan sites	The average density of housing development permitted on allocated sites was 22 per ha for the period 2023-24. There is no update for 2024-2025.
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 2024-25, 53% (2.85 ha of a total of (5.41 ha) of development 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 2024-25, no planning permissions for highly vulnerable or emergency services were 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 2024-25, 1.84 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 Technical Statement.	26% of the total capacity required has been permitted.
The capacity of renewable energy developments installed per annum	0.8 MW of renewable /low carbon energy was installed in 2024-25.

Appendix 3: Housing Trajectory Tables

Tables for Current Local Development Plan

Table 19: The timing and phasing of allocations (2006-2021)

Settlement tier / growth zone	Allocated Site Name	Total Site Capacity	Compl etions	UC	Annual Completions																
					2006 -07	2007- 08	2008 -09	2009 -10	2010 -11	2011 -12	2012 -13	2013 -14	2014- 15	2015 -16	2016 -17	2017 -18	2018 -19	2019- 20	2020- 21	2021- 22	
Tredegar	H1.2 Cartref Aneurin Bevan	14	14														14				
	H1.3 Greenacres	22	22																22		
	H1.4 Land adjacent to Chartist Way	80																			
Ebbw Vale	MU1 Ebbw Vale Northern Corridor	178																			
	MU1 Former Rhyd-y-Blew Reservoir Site	250																			
	MU1 Land at Bryn Serth adj to KFC	100	100															19	46	35	
	MU1 Land at Waun Y Pound College Road	277																			
	MU2 ‘The Works’	463	4						4												
	MU2 ‘The Works’ Northgate Site	57																			

Settlement tier / growth zone	Allocated Site Name	Total Site Capacity	Compl etions	UC	Annual Completions															
					2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
	H1.1 Willowtown	22																		
Upper Ebbw Fach	MU3 NMC Factory and Bus Depot	60																		
	H1.5 Garnfach School, Nantyglo	28																		
	H1.6 Crawshay House, Brynmawr	25																		
	H1.7 Infants School and Old Griffin Yard, Brynmawr	36																		
	H1.8 Hafod Dawel Site, Nantyglo	44	44							44										
	H1.9 West of the Recreation Ground, Nantyglo	15																		
	H1.10 Land to the East of Blaina Road, Brynmawr	25																		
	H1.11 Land to the North of Winchestown, Nantyglo	15																		
Lower Ebbw Fach	H1.12 Six Bells Colliery Site, Six Bells	40																		

Settlement tier / growth zone	Allocated Site Name	Total Site Capacity	Compl etions	UC	Annual Completions																
					2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	
	H1.13 Warm Turn, Six Bells	15																			
	H1.14 Roseheyworth Comprehensive, Abertillery	32																			
	H1.15 Former Mount Pleasant Court, Brynithel	18																			
	H1.16 Hillcrest View, Cwmtillery	22																			
	H1.17 Quarry Adjacent to Cwm Farm Road, Six Bells	22																			
			184						4	44							14	19	68	35	

Table 20: The timing and phasing of sites with planning permission

Settlement tier / growth zone	Allocated Site Name	Total Site Capacity	Completions	UC	Annual Completions																
Tredegar					2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	
	HC1.11 Derelict Bus Garage, Woodfield Road	16	16							16											

Settleme nt tier / growth zone	Allocated Site Name	Total Site Capacity	Comple tions	UC	Annual Completions																
Tredegar					2006- 07	2007- 08	2008- 09	2009- 10	2010- 11	2011- 12	2012- 13	2013- 14	2014- 15	2015- 16	2016- 17	2017- 18	2018- 19	2019- 20	2020- 21	2021- 22	
	HC1.12 Former LCR Factory, Charles Street	8	7						1		1			2				1		2	
	HC1.13 Former Factory Site, Pochin	15																			
	HC1.14 Land at Poultry Farm, Queen Victoria Street	22	20	1			16	1	1	1										1	
	HC1.15 Upper Ty Gwyn Farm, Nantybwh	27	20	3			6	4	3					1	1	2		1		2	
	The George	12	12							12											
	HC1.17 Peacehaven	141	141							8	13	15	17	30	27	16	11	4			
	HC1.18 The Goldmine, Sirhowy	16																			
	HC1.19 BKF Plastics, Ashvale	54																			
	HC1.20 Sirhowy Infants School Site	23	23																23		
	HC1.21 Corporation Yard	23																			
	HC1.22 Park Hill	293																			

Settleme nt tier / growth zone	Allocated Site Name	Total Site Capacity	Comple tions	UC	Annual Completions																
Tredegar					2006- 07	2007- 08	2008- 09	2009- 10	2010- 11	2011- 12	2012- 13	2013- 14	2014- 15	2015- 16	2016- 17	2017- 18	2018- 19	2019- 20	2020- 21	2021- 22	
	St Lukes Road	32	32		32																
	LCR Factory Opposite Tredegar	47	47							47											
	Land at Stockton Way	26	26				26														
	Land at Ystrad Deri	12	12				12														
	Glandovey (small site later)	10	10						5												
	Land at Ashvale Sports Club, Griffiths Gardens, Tredegar	18																			
Ebbw Vale	HC1.1 North of Cwmyrdderch Court Flats, Cwm	16	4	3					1							2				1	
	HC1.2 Letchworth Road	27	27						2	3			2	4	4	1	5	6			
	HC1.3 Old 45 Yard, Steelworks Road	107	109			42	10	14	15	26											
	HC1.4 Adjacent Pant-y- Fforest	21																			
	HC1.5 Heol Elan	43	43					31	12												

Settlemen t tier / growth zone	Allocated Site Name	Total Site Capacity	Comple tions	UC	Annual Completions																
Ebbw Vale					2006- 07	2007- 08	2008- 09	2009- 10	2010- 11	2011- 12	2012- 13	2013- 14	2014- 15	2015- 16	2016- 17	2017- 18	2018- 19	2019- 20	2020- 21	2021- 22	
	HC1.6 Land at College Road	41	41					41													
	HC1.7 Adj Sports Ground, Gwaun Helyg	73	50																		
	HC1.8 Higgs Yard	29												13	13		17		7		
	HC1.9 Mountain Road	56	56						14	9	33										
	HC1.10 Briery Hill	32	32											16	16						
	Land off Cambridge Gardens	10																			
	Carlton House, Penuel Square, Ebbw Vale	14	14																	14	
	Former Briery Hill School, Ebbw Vale	35																			
	Land adjacent to Llys Glyncoed, College Rd, Ebbw Vale	33	33																	33	
	Former quarry adjacent to Graig House, Nant-y-Croft, Rassau, Ebbw Vale	50																			

Settleme nt tier / growth zone	Allocated Site Name	Total Site Capacity	Comple tions	UC	Annual Completions																
Ebbw Vale					2006- 07	2007- 08	2008- 09	2009- 10	2010- 11	2011- 12	2012- 13	2013- 14	2014- 15	2015- 16	2016- 17	2017- 18	2018- 19	2019- 20	2020- 21	2021- 22	
	Ty Cwm, River Road, Cwm, Ebbw Vale, NP237TJ	34	34															34			
	Adjacent to big lane	10	10			3	7														
	Former Waunlwyd Junior and Infant School Site, Hill Street, Ebbw Vale	15	15																		
	Former Sheltered Housing at Glanffrwd Court	23		23											15						
Upper Ebbw Fach	HC1.23 Recticel and Gwalia Former Factory Site, Brynmawr	41	41									41									
	HC1.24 Land at Clydach Street, Brynmawr	14	12				3		2	2							2	2		1	
	HC1.25 TSA Woodcraft, Noble Square Industrial Estate, Brynmawr	37	37	4			12											4		21	

Settleme nt tier / growth zone	Allocated Site Name	Total Site Capacity	Comple tions	UC	Annual Completions																
					2006- 07	2007- 08	2008- 09	2009- 10	2010- 11	2011- 12	2012- 13	2013- 14	2014- 15	2015- 16	2016- 17	2017- 18	2018- 19	2019- 20	2020- 21	2021- 22	
	HC1.26 Roberto Neckwear, Nantyglo	19																			
	HC1.27 Cwm Farm, Tanglewood, Blaina	95	55	2	0	4	5	0	4	2	12	3	8	6	1	1		4	3	2	
	HC1.28 Salem Chapel, Waun Ebbw Nantyglo	11																			
	HC1.29 At Cwm Farm Road	20																			
	Blaina and District Hospital	18	18												18						
Lower Ebbw Fach	HC1.31 Land at Penrhiw Estate, Brynithel	31																			
	Former Police Station, Somerset Street, Abertillery	14	14															14			
	HC1.30 Former Swffryd Junior School	20	20							20											
		Totals	1046		32	49	97	91	60	146	59	59	27	105	77	22	35	70	66	44	

Table 20: Emerging Replacement Local Development Plan

Settlement tier / growth zone	Allocated Site Name	Total Site Capacity	UC	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Units beyond 5 yr period
Ebbw Vale	Land adj Glyncoed	33				33										
	Adj Sports Ground Gwaun Helyg	26		17		7										
	Letchworth Road	11		5	6											
	Land off Cambridge Gardens	10														10
	Carlton House, Penuel Square	14					14									
	Former Briery Hill School Site	35	35								35					
	Norther Corridor - Former Rhyd-y-Blew Reservoir	250												30	30	190
	Northern Corridor Land at Bryn Serth	100			19	46	35									
	Northern Corridor - Land at Waun - y - Pound, College Road	277	38					79	41	45	37	37	38			
	Former Quarry adj to Graig House, Nant-y-Croft	50	1						2	14	8	8	8	7		
	Former Sheltered Housing at Glanffrwd	23								23						
	Willowtown	22										10	12			
	Northgate, The Works	57	5					15	16	21	5					
	Land at Cemetery Road	13	0							1	1	1	1	1	1	7

Settlement tier / growth zone	Allocated Site Name	Total Site Capacity	UC	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Units beyond 5 yr period
	Glan yr afon Court, Allotment Rd, Brynmawr		14								14					
Tredegar	Poultry Farm	22	1				1	1	0	1		1	1	1	1	11
	Upper Ty Gwyn Farm	26			1		2	1	2	1			1	1		
	Former Sirhowy Infants School	23				23										
	Charles Street (small site)	3			1		2									
	Peachaven	15		11	4											
	Catref Aneurin Bevan	14		14												
	Greenacres	22					22									
	Land at Ashvale Sports Club	20											10	10		
	BKF Plastics	77	4								17	30	30			
Brynmawr /Nantyglo / Blaina	Clydach Street	7		2	2		1									3
	Noble Square Industrial Estate	25			4		21									
	Crawshay House	25														25
	Infants School and Old Griffin Yard, Brynmawr	36												36		
	Glan yr afon Court, Allotment Rd, Brynmawr	14	14								14					
	Cwm Farm, Tanglewood	49			4	3	2	1	0	0	0	1	1	1	1	35
	Garnfach School, Nantyglo												28			
Abertillery including Cwmtillery	Former Police Station, Abertillery	14			14											
	Hillcrest View, Cwmtillery	28													28	

Settlement tier / growth zone	Allocated Site Name	Total Site Capacity	UC	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Units beyond 5 yr period
and Six bells	Former Abertillery Bowls Club, Vivian St	22										22				
	Six Bells Colliery Site, Six Bells	36											36			
Tier 3: Cwm	Ty Cwm	34			34											
	Cwmrydderch Court Flats (north of)	16	1				1	1	4	0	1	1	1	1	1	2
Tier 5: Pochin	Pochin Houses	15										1	1	1	1	11
TOTAL				49	89	112	101	98	65	134	132	112	168	89	63	294

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