



Blaenau Gwent Local Development Plan

ANNUAL MONITORING REPORT 2018



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EXECUTIVE SUMMARY

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

Key Findings of the Annual Monitoring Process

Contextual Changes

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

External Conditions

Economy

- The economic forecast for the UK indicates that the GDP growth is expected to slow until 2019 and pick up in subsequent years
- Wales has the highest unemployment rates when compared to the other nations
- Blaenau Gwent is well below the Wales average in almost all socio economic indicators

Housing

- The UK housing market growth is moderating
- Wales completion rates have slightly decreased this year and remain well below those rates experienced before the recession

Policy, Legislation and Statistical Change

National Policy and Legislation

- Consultation on the National Development Framework – Issues, Options and Preferred Option
- Consultation of Planning Policy Wales Edition 10
- Technical Advice Note 20: Planning and the Welsh Language (October 2017) – revised
- Technical Advice Note 24: The Historic Environment (May 2017) – new

Local Policy and Legislation

- Blaenau Gwent Corporate Plan (2018 -2022) – new
- Blaenau Gwent Well-being Plan – The Blaenau Gwent We Want (2018-2023) – endorsed in April 2018

Statistics

The mid-year estimate for Blaenau Gwent has decreased slightly and now stands at 69,909 (2017).

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;
- **1,211** new dwellings were built in the period 2006-2018, which is well below the expected figure of 1,900 homes by 2016 and the plan requirement of 3,500 by 2021;
- In the period 2017-2018 (April to March) **40** new dwellings were built in the County Borough which is the lowest figure to date;
- **0.2 ha** of employment allocations have been delivered this year;
- 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 **16.4%** which is a 0.9% decrease from last year and 3.4% above the Welsh average;
- The population of Blaenau Gwent has **decreased** from **69,628** in 2016 to **69,609** in 2017;
- **No** affordable dwellings were built in 2017-18;
- The housing land supply for Blaenau Gwent in 2018 was **1.28** years up by 0.01 years from last year though is under the 5 year requirement;
- **49%** of LDP allocations have been granted planning permission whereas we are now 80% through the plan period;
- **86%** of development permitted in 2017-18 was on brownfield land, higher than the 80% target;

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

- The latest economic activity rate is **67.1%** which is up by 1.7% from last year, decreasing the gap with the Wales average to 5.6%;
- The latest figure for the economically inactive wanting a job is **24.7%** down by **3.0%** from last year closing the gap to 1.0% above the Welsh average;
- Between 2015 and 2016 Blaenau Gwent lost **500** jobs in manufacturing. Overall there has been a net loss of **1,300** jobs since 2008 (baseline date);
- Between 2015 and 2016 Blaenau Gwent gained **100** jobs in construction, with an overall net gain of **100** jobs since 2008;
- Between 2015 and 2016 Blaenau Gwent lost **195** jobs in construction, with an overall net gain of **175** jobs since 2008;

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

- The Fields in Trust (FIT) Standard for outdoor play space provision remained at **0.99** ha which is well below 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
- 56% of waste was recycled last year, this is a slight decrease from the year before and is behind the Welsh Government target of 58% for 2016 and 64% by 2021.

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 2017-2018, 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	A
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	A
SP6	Ensuring Accessibility

To ensure improved connectivity within Blaenau Gwent and with the wider area		A
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		A
(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		R
(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		G
SP10	Protection and Enhancement of the Natural Environment	
To ensure the protection, preservation and enhancement of the natural environment		G
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 2017-2018 indicate that the targets in respect of 5 out of 19 core monitoring aims are on-going, being met or exceeded (annotated in green) and 7 are not currently being achieved but the situation can be overcome without immediate intervention or are sufficiently progressed not to require direct intervention (annotated in amber). The remaining 7 (annotated in red) are currently falling short of the required pattern of delivery and actions have been identified to address them.

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

Trigger levels were identified in the Plan to indicate where a policy had diverged to such an extent that it could be identified as failing to be implemented and needs to be amended. The number of triggers breached this year is less than last year. The following triggers were breached this year:

- The vacancy rate for Tredegar town centre at 19% has breached the trigger of 17%
- The net number of additional affordable and general market dwellings built at 1,211 is 37% below the target of 1,900 (2016 outcome) and has therefore breached the trigger of 30%.
- The number of net additional affordable houses secured through S106 at 41.7 is behind the target of 224 and breaks the trigger of being below 20% of this target.
- The trigger of not having a 5 year housing supply has been breached (1.28 years).
- The percentage of development permitted on allocated sites as a percentage of total development permitted and the requirement for 70%, the Plan, with a figure of 57%, has not met the target and has breached the trigger of -10%.
- In terms of the requirement for 23.8 ha of employment land to be delivered by 2016, with 1.08 ha of employment allocations delivered, the Plan has breached the trigger of -20%.
- In terms of the number of years land bank of permitted reserves and the requirement of 100% provision of a 10 year land bank, according to the latest available information (2016) the Plan only has 7 years 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 is **£491.30** which is up by **£57.40** since last year although is **£7.60** less than the average figure for Wales;

Social

- All social housing within Blaenau Gwent meets the Welsh Housing Quality Standard;
- Blaenau Gwent has the highest proportion of communities in the most deprived 10% in Wales;

Environment

- Carbon Dioxide emission tonnes per Capita have decreased from **6.3** in 2007 to **4.2** in 2016;
- **0.5 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	A
4.	To enhance the vitality and viability of town centres	A
Social		
5.	To meet identified housing needs	A
6.	To improve the quality of Blaenau Gwent's housing stock	G
7.	To secure the delivery and maintenance of quality affordable housing	G
8.	To improve educational attainment and increase skill levels	G
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	G
17.	To reduce emissions of greenhouse gases, in particular carbon dioxide	G
18.	To reduce waste generation and maximise reuse and recycling	A
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 13 of the sustainability objectives (annotated in green), is not having a positive or is having a mixed impact on the majority 10 (annotated in amber); and is having a negative impact on 1 objective (annotated in red).

Overall, the plan is having a positive impact.

Conclusions and Recommendations

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

This year the Plan was found to be meeting 5 out of 19 monitoring aims which is a slight improvement from last year. The number of monitoring aims identified as not being achieved and needing intervention last year decreased to 7. Also the number of trigger levels breached decreased by 1 this year. Whilst improvements have been made this year the Plan is still not performing in areas such as retail, housing, and employment.

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

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

Recommendation

As a result of the findings of the Annual Monitoring Report for 2017-18 it is recommended that:

1. AMR recommendations should be followed to help ensure identified under-performance in certain areas does not become a more acute, extensive and longer term trend.
2. The Council commences work on preparing a replacement (revised) 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 fifth AMR to be prepared since the adoption of the LDP and monitors the period 1st April 2017 and 31st March 2018. 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.

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

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

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

Sustainability Appraisal Objectives and Indicators

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

Replacement Targets and Indicators

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

2.8 There may be occasions where it is necessary to amend a target or indicator. This may simply be to improve the clarity of the indicator to re-align it with the relevant data sets. Where this is necessary an explanation will be provided in the relevant monitoring section and an alternative target or indicator will be identified. There are no proposed changes and deletions for this year.

Monitoring Progress

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

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.

LDP Review

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 is currently preparing a Delivery Agreement which will set out how the revised Plan is to be prepared.

Local Development Plan Wales (2005)

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

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

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

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

2.14 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 The UK economy initially remained resilient in the second half of 2016 following the Brexit vote, but growth slowed markedly during the first half of 2017 as inflation bit into consumer spending power and Brexit-related uncertainty dampened business investment. The UK economy has benefitted from an upturn in the global and Eurozone economies, which helped to boost UK growth somewhat in the second half of the year, although it remained below trend in 2017 as a whole (PWC: UK Economic Outlook, March 2018).

3.5 The economic forecast provided by the Office of Budget Responsibility in March 2018 indicates that GDP growth is slowing from 1.9% in 2016 to 1.7% in 2017, falling to 1.5% in 2018 and slowing a little more in 2019, then picking up modestly over the subsequent years. The main reason for the slowdown in economic growth is the anticipated reduction in business investment, resulting from the continued uncertainty surrounding negotiations to leave the EU, and a squeeze on real household spending from rising inflation and slower job growth.

3.6 In terms of individual sector growth, the service sector has shown relatively steady growth ever since the recession although there have been some fluctuations in the pace of services growth more recently. The construction sector has been volatile over time but had generally been growing relatively strongly in 2014-16 before declining in 2017. Commercial construction activity was particularly weak in 2017 reflecting the impact of Brexit related uncertainty. The manufacturing sector output is still slightly below recession levels but has generally been on a rising trend since 2015. (PWC: UK Economic Outlook, March 2018).

3.7 When it comes to unemployment, Wales (4.4%) has the highest unemployment rates when compared to Northern Ireland (3.3%), England (4.2%) and Scotland (4.3%) (Source NOMIS February 2018). However the differences between England, Scotland and Wales are very marginal. In terms of economically active, Wales (76.8%) is lower than England (79.4%) and Scotland (78.6%) but higher than Northern Ireland (72.1%) (Source NOMIS February 2018).

Blaenau Gwent

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

3.9 At the end of March 2018 the employment rate in Blaenau Gwent was 67.1%, an increase of 1.7% from 65.4% in 2016 but 5.6% lower than the Welsh average and the second lowest in Wales behind Cerdigion (Nomis). The unemployed (model based) rate was 6.0% the joint highest in Wales alongside Cardiff and 1.1% above the Welsh average. In 2017 the gross weekly pay earnings by residence stood at £491.3 which is £14.60 less than the Welsh average (Source: Nomis).

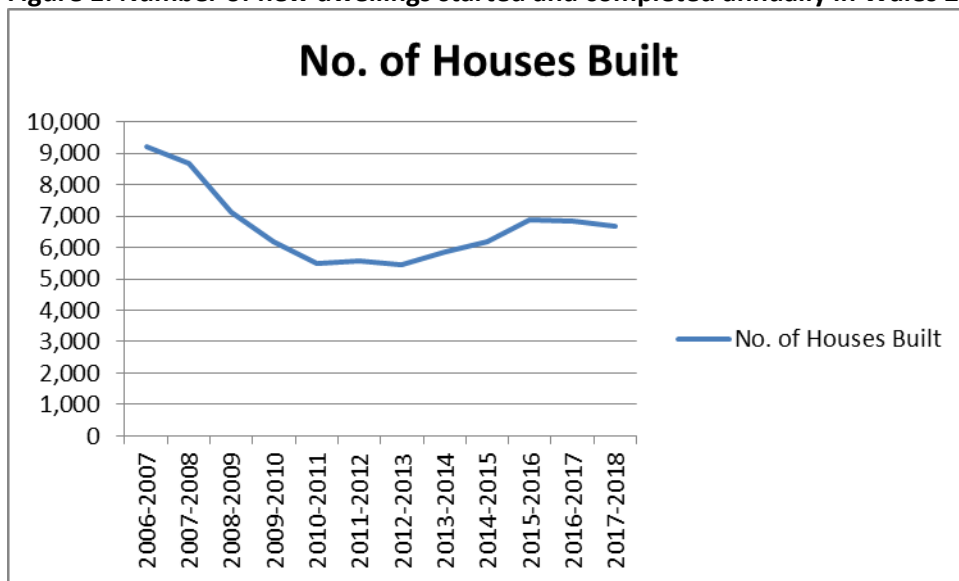
Housing Market

3.10 A range of factors are colluding to deliver more moderate UK house price growth over the next five to ten years. However, and despite the intrusion of Brexit, they believe this transition will provide a more stable and healthy UK housing market. House price growth averaging 2.5% pa for the next 5 years will not excite investors or homeowners but lays the foundation for a less volatile UK housing market (Source: JLL: The New Housing Paradigm, November 2017).

3.11 The average house price now stands at £478,853 in London, compared with the UK average of £226,351. By contrast, the Wales average is £148,894 with only Northern Ireland and the North East having lower averages (£130,026 and £128,680 respectively) (Source: UK House Price Index May 2018).

3.12 In Wales house price growth is expected to increase by 1% this year and 1.5 % next year (Source: JLL: The New Housing Paradigm, November 2017). Housing completions in Wales remains well below the figures achieved before the economic downturn. Though completions increased between 2013-2016 they have fallen slightly in the last two years.

Figure 1: Number of new dwellings started and completed annually in Wales 2006-2018



Blaenau Gwent

3.13 House building completions in Blaenau Gwent have been erratic since 2006 due in part to a greater reliance on completions from the social sector where schemes tend to be completed at one point. This year saw the lowest completion figure so far. Overall completions have been much lower than expected due to a distinct shortage of national builders operating in Blaenau Gwent. At present there is only one national builder operating in Blaenau Gwent and that is Davies Homes, at Bedwellty Gardens in Tredegar. The contribution from small sites to completions increased to 18 in 2018 but this is still the third lowest figure recorded. 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 2006-2018

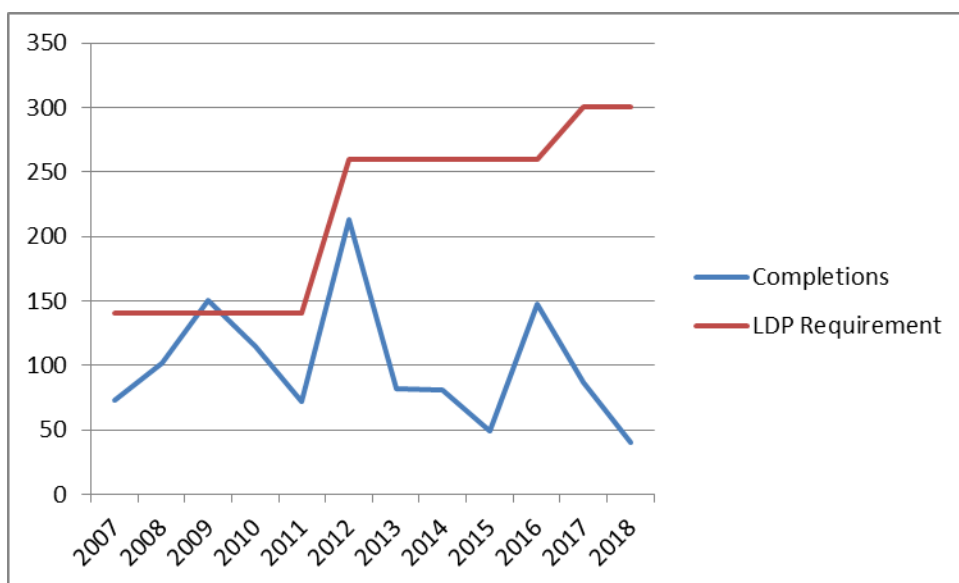
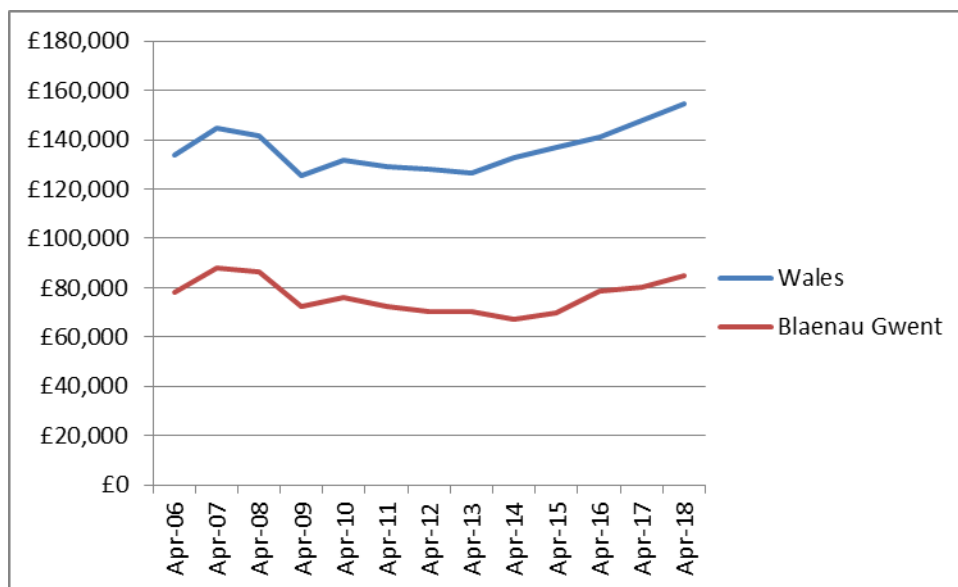


Figure 3: Average House Price in Wales and Blaenau Gwent 2006-2018



3.14 According to the Land Registry, in April 2018 the average house price in Wales was £154,835 whereas the average house price in Blaenau Gwent was £85,128. As can be seen from the above graph, house prices in Blaenau Gwent are well below the Wales average. Yet again Blaenau Gwent house prices have failed to rise in line with Wales and so the gap between Blaenau Gwent and Wales increased to its widest yet (£69,707). 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

3.15 The previous AMRs reported on a major planning application in Blaenau Gwent which could have had a significant impact on the economic future of the area: the Circuit of Wales, which received outline planning permission in September 2013. Last year we reported that Welsh Government announced the decision not to support the Circuit of Wales project in Ebbw Vale. This raised increased uncertainty over whether the development will come forward. The situation remains uncertain and will therefore need to be monitored.

Tech Valleys

3.16 In 2017, Welsh Government announced it would invest £100m in the Tech Valleys project over ten years. Tech Valleys refers to the proposed automotive technology park in Ebbw Vale. The investment will support the creation of more than 1,500 jobs, predominantly within new technologies and advanced manufacturing. Welsh Government have announced £25m over the next three years (2018-2021) as part of this commitment.

3.17 The Welsh Government have published a Tech Valleys Strategic Plan (April 2018) which builds on the Vision Statement published in December 2017. The purpose of the plan

is to set out how innovative technologies will be attracted to Ebbw Vale and the South Wales valleys. The plan also includes how it will complement other initiatives and the expected economic benefits.

Policy, Legislation and Statistical Changes

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

National Policy Framework

Consultation of the National Development Framework (NDF) – Issues, Options and Preferred Option

3.19 Following engagement and discussion with stakeholders, Welsh Government have consulted on the issues, options and preferred option for the NDF. The purpose of the NDF is to support the delivery of Prosperity for All by developing a clear long term spatial direction for Government policy, action and investment and for others who the government work with. The NDF will achieve this by identifying key growth areas, the type and location of the infrastructure required, by co-ordinating the delivery of housing, employment and connectivity infrastructure, and by directing key partners to help deliver the national spatial vision.

3.20 The NDF Preferred Option is Sustainable Places. Sustainable Places are the goal of the land use planning system in Wales. The NDF has a key role to play in making sustainable places. It provides a framework for the delivery of spatial objectives and co-ordinates actions nationally, regionally and locally to achieve the NDF vision in 2040. The Preferred Option is presented under 5 areas:

1. Placemaking:

The NDF will focus on three spatial aspects of the Placemaking theme – decarbonisation and climate change; health and well-being; and cohesive communities and the Welsh language.

2. Distinctive & Natural Places:

To support the delivery of Distinctive & Natural Places, the NDF Spatial Strategy focuses on our natural resources and our unique culture and heritage.

3. Productive and Enterprising Places:

To support the delivery of Active & Social Places, the NDF Spatial Strategy focuses on key sectors and the delivery of modern, resilient, low-carbon transport, energy and digital infrastructure.

4. Active & Social Places:

To support the delivery of Active and Social Places, the NDF Spatial Strategy focuses on an integrated approach to the delivery of strategic housing and active travel infrastructure.

5. Wales's Regions:

To support the delivery of strong, resilient and distinctive regions, the NDF Spatial Strategy focuses on strategic housing, co-ordinated infrastructure delivery in city and growth deal areas and support for rural areas.

3.21 As the NDF will have development plan status, Strategic Development Plans and Local Development Plans must be in conformity with it. Therefore the progress of the NDF will need to be monitored to ensure that the revised LDP is in accordance with it.

Consultation of Planning Policy Wales, Edition 10

3.22 In the Spring 2018, Welsh Government consulted on Edition 10 of Planning Policy Wales. The main driver for updating PPW was a Welsh Government commitment to restructure planning policy in line with the Well-being of Future Generations (Wales) Act 2015.

3.23 The draft aims to fully incorporate the Act's seven well-being goals and five ways of working into planning policy. Placemaking is also prominent in the new version. PPW's new structure has therefore been based around the Well-being of Future Generations Act and placemaking. It introduces five key Planning Principles, and new National Placemaking Outcomes which describe what successful and sustainable places should be like.

3.24 Policy topics have been clustered around themes with the aim of making it easier to identify policy areas that are linked together. For example, the Active and Social Places chapter includes policy on housing, retail, community facilities, recreational space and transport.

3.25 The Welsh Government has also taken the opportunity to update PPW in a number of areas including:

- A greater emphasis on collaboration between local planning authorities;
- New settlements and urban extensions should be promoted through development plans;
- A stronger emphasis on previously developed land;
- Green belts should only be proposed as part of a joint LDP or a SDP;
- New policy on housing for older people and custom and self-build housing;
- Promotion of the transport hierarchy and active travel;
- Thresholds for the provision for electric vehicle charging infrastructure;
- Revised policies on coal and onshore oil and gas;
- Stronger support for renewable and low carbon energy;
- Natural environment updates to reflect the Environment (Wales) Act 2016; and
- The 'Agent of Change' principle has been introduced.

3.26 The revised LDP will need to take into account the latest version of Planning Policy Wales.

Technical Advice Note 20: Planning and the Welsh Language (October 2017)

3.27 This Technical Advice Note supersedes Technical Advice Note 20 Planning and the Welsh Language dated October 2013 and the supplementary document Technical Advice Note 20: Practice Guidance dated June 2014.

3.28 The TAN provides guidance on the consideration of the Welsh language as part of the Development Plan making process. The TAN provides advice on incorporating the Welsh language in development plans through Sustainability Appraisals, procedures for windfall development in areas where the language is particularly significant, and signs and advertisements.

3.29 The TAN will be taken into account when revising the LDP.

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

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

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

3.32 The TAN will be taken into account when revising the LDP.

Regional Policy Framework

Cardiff City Deal

3.33 In May 2018 a five-year Strategic Business Plan to leverage maximum economic and social benefits from the £1.2 billion Cardiff Capital Region (CCR) City Deal fund was formally approved by members of all 10 local authority partners. The plan details what it needed to achieve the long-term objectives of the CCR City Deal, outlines the required actions and outcomes of the CCR City Deal, and how the £1.2bn 'Wider investment Fund' will be used over the next five years to drive the actions forward.

3.34 The plan specifies the regional strategic objectives of the CCR City Deal, which are:

- Prosperity and Opportunity - Building the capacity of individuals, households, public sector and businesses to meet challenges and grasp opportunity, creating a more productive economy;
- Inclusion and Equality - A vibrant and sustainable economy which contributes to the well-being and quality of life of the people and communities in the region now and in the future; and

- Identity, Culture, Community and Sustainability - Forging a clear identity and strong reputation as a City Region for trade, innovation, and quality of life.

3.35 The overarching economic objectives of the City Deal are to create 25,000 new jobs and leverage £4 billion in private sector investment. Key themes have been identified to focus the approach: Skills and Employment, Innovation, Connecting the Region, and Regeneration and Infrastructure. Supporting these strategic themes are three programmes:

Regeneration and Infrastructure – the Housing Investment Fund has been proposed to support the need for more homes to be built across the region. The Fund will support house building, ranging from larger builders and developers on stalled housing sites on former industrial sites, through to small builders, community builders, custom builders and regeneration specialists, on small sites across the region. The fund will also help stimulate the SME building sector across the region by providing loan development finance and launching a Customer Build Scheme releasing smaller plots of public sector land with a full package of support for SMEs to deliver new homes in the communities.

Connecting the Region – the digital strategy will help to make the area a “smart region,” driving innovative and disruptive solutions to attract private sector partnership and investment., including Welsh and regional connectivity, regional and community fibre connectivity, mobile 5G Access and maximising open data.

Skills and Employment – the Skills for the Future project supports the Skills and Employment theme and will provide region-wide school engagement with pupils and parents to offer careers advice and guidance, support for businesses to address barriers of participation, including a skills investment fund and a commitment to support delivery of over 10,000 additional apprenticeships, graduate internships and upskilled employees in the private sector.

3.36 The revised LDP will need to consider the opportunities for Blaenau Gwent as a result of the City Deal.

Welsh Government Green Paper Strengthening Local Government: Delivering for People (March 2018)

3.37 Welsh Government have consulted on a green paper which sets out their ambitions for local government. It presents options which could lead to larger and more sustainable local authorities in Wales, with the aim of delivering effective and sustainable public services.

3.38 The consultation paper proposes a new local authority area to include Torfaen, Blaenau Gwent and Monmouthshire to create a North Gwent authority. Blaenau Gwent Council have formally responded to the Welsh Government regarding the green paper and in summary do not believe that major reorganisation in the form of council mergers is the answer. The Council fully support the view of the Welsh Local Government Association (WLGA) that the issue affecting councils across Wales is not the structure, but the current

and projected levels of funding from the Welsh Government and that there needs to be more equitable and sustainable distribution of funding.

3.39 The Council strongly believe that the way forward is through continued collaboration and regional working as well as increased powers to generate income and operate in a more commercial way, therefore reducing the over reliance on Council Tax and Welsh Government funding.

3.40 On the 17th July 2018, the Cabinet Secretary for Local Government and Public Services made a statement on the next steps for local government reform. In summary, the Welsh Government will work in partnership with local government and the WLGA to agree a shared approach which will shape the future of local government in Wales. An independently chaired working group will work to identify common ground and to propose a way forward on structures, additional powers, flexibilities and support for change. The working group will have a pragmatic plan for change which will include proposals for voluntary mergers driven by local government and how these mergers might be best supported.

3.41 The Welsh Government intend to introduce the Local Government (Wales) Bill early next year to legislate to enable voluntary mergers. Any proposal to merge Blaenau Gwent prior to the deposit of the revised plan will mean that a new plan will be required.

Local Policy Framework

3.42 There have been two significant changes in the local policy context since the adoption of the LDP. Other documents were also added to the LDP evidence base.

Blaenau Gwent Corporate Plan 2018-2022

3.43 The Corporate Plan is the Council's roadmap setting out a vision, values and priorities for the period 2018-2022. It outlines clearly what the people of Blaenau Gwent can expect from the Council but equally, what is being asked of Blaenau Gwent's citizens and partners.

3.44 Blaenau Gwent County Borough Council's core vision set out in the Corporate Plan is "Proud Heritage, Stronger Communities, Brighter Future". This is intrinsically linked to land use planning and is therefore key to the delivery of the LDP. The five core values are: Proud and Ambitious, Trust and Integrity, Working Together, Raising Aspirations and Fair and Equitable. The key priorities from the Council's Corporate Plan that support the development of the LDP are: Strong and Environmentally Smart Communities; and Economic Development and Regeneration.

Blaenau Gwent Well-being Plan – The Blaenau Gwent We Want (2018-2023)

3.45 The Well-being Plan was endorsed in April 2018 and is a long term vision for the area over the next 35 years. It will be divided into medium term delivery phases of five year phases with the first phase being launched in May 2018.

3.46 The Plan outlines objectives for improving well-being in Blaenau Gwent and meeting duties under the Future Generation Act 2015. It is the result of an extensive process of ongoing conversations with the public through the Blaenau Gwent We Want engagement programme, close work with partner organisations and analysis of the evidence to build up a detailed picture of what well-being looks like and how it can be improved.

3.47 The 5 objectives in the plan have been developed to reflect that Blaenau Gwent wants...

- The best start in life for everyone
- Safe and friendly communities
- To look after and protect the natural environment
- To forge new pathways to prosperity
- To encourage healthy lifestyles

3.48 The Blaenau Gwent Well-being Plan has clear links to the LDP. Both the Well-being and Future Generations Act and the Well-being Plan will be considered fully throughout the preparation of the revised LDP. The Well-being Assessment will form part of the evidence base of the revised Plan.

Blaenau Gwent Joint Housing Land Availability Study 2018

3.49 The Joint Housing Land Availability Study (JHLAS) 2018 provides detailed information on the housing land supply in Blaenau Gwent – based on LDP requirements. The findings of the study indicated that there was a 1.28 years supply of housing land. Whilst the housing land supply is below the required 5 years it does not reflect a shortage of land for development. It is the result of a housing target based on pre-recession growth rates that have not been achieved. Every year the figures have not been achieved the number of houses that have to be built increases. At the moment we need to be building 551 houses a year which is not achievable. If a past build rate was used to identify supply then Blaenau Gwent would have an 8 year supply of housing land.

Supplementary Planning Guidance

3.50 The Council is currently preparing a Green Infrastructure Supplementary Planning Guidance document which will also include a number of Technical Guidance Notes covering trees, biodiversity, green spaces and rights of way.

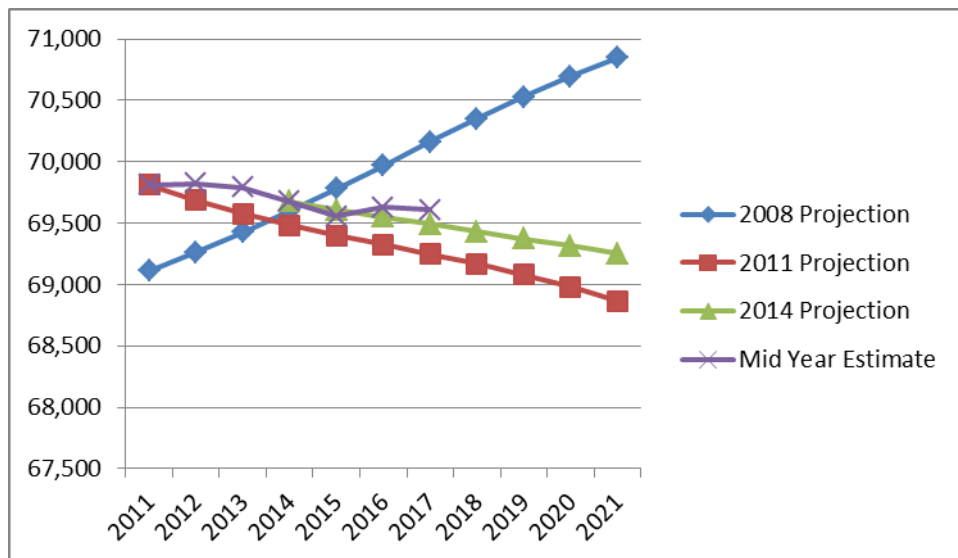
3.51 Work is also on-going on updating the Planning Obligations SPG and developing a list of Local Buildings of Historic Value.

Statistics

Mid-Year Estimates

3.52 This year the latest mid-year estimate for Blaenau Gwent has decreased slightly (29) and now stands at 69,609 (2017).

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



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

4.0 LOCAL DEVELOPMENT PLAN MONITORING

4.1 The 2018 Annual Monitoring Report is the fifth monitoring report to be prepared since the adoption of the Blaenau Gwent LDP. The report provides an important opportunity for the Council to assess the impact that the LDP is having on social, economic and environmental well-being of the County Borough particularly as the Council is entering the final phase of the plan and embarking on a revised plan.

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

Monitoring Table: SP1

POLICY SP1	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Northern Strategy Area – Sustainable Growth and Regeneration	1 & 7	DM1, DM2, DM3, DM5 & DM6 MU1, MU2, MU3, AA1, R1, H1, HC1, T1, T2, T4, & T6
MONITORING AIM:	To ensure sustainable growth and regeneration in the north of the Borough	
MONITORING INDICATOR:	MONITORING TARGET:	
	Outcome by End of 2016	Outcome by End of Plan (2021)
Amount of new A1 development	A1 Development 9,100 sq m delivered	A1 Development 11,500 sq m delivered
Amount of new leisure development	Leisure Development Contracts on Bryn Serth site – start of construction	Leisure Development Project at MU1 complete
Amount of land B use class delivered	Land in B use class 22.3 ha delivered	Land in B use class 48.5 ha delivered
Amount of housing delivered	Housing development 1,635 homes delivered	Housing development 3,155 homes delivered
Transport projects delivered	Transport projects 13 projects delivered	Transport projects 6 projects delivered
ANALYSIS OF RESULTS:		
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. To date, none of these retail allocations have been developed. Further information regarding proposals and planning permission for these sites is contained in Appendix 1 – Status of Allocations.		
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
Total (2013-2018)		241.5 sq m	

241.5 sq m of floorspace has been delivered through redevelopment proposals in the town centre.

It is also worth noting that there have also been a number of planning approvals for edge of centre retail developments in the Brynmawr area over the last few years.

Location	Proposal	Status
2015-2016		
Former Rehoberth Chapel King Street, Brynmawr	Retail Use (A1), Financial & Professional Services (A2) and Food and Drink Use (A3) with associated servicing & car park	Complete
2016-2017		
Unit 6 Lakeside Retail Park, Brynmawr	Installation of a 26.5 sq m mezzanine floor to be used for retail and a pet care treatment facility	Not started
2017-2018		
Former NMC Factory site located on Blaina Road, Brynmawr	Full application for a restaurant (A3) and an outline application for a convenience retail unit (A1), a comparison retail unit (A1) and a flexible use unit (A1, A2 or A3)	Not started
Unit 1B Lakeside Retail Park, Brynmawr	348.7 sq m of A1 gross new internal floorspace in the form of a mezzanine store extension	Complete

In terms of the amount of A1 land delivered and the outcome requirement of 9,100 sq m by 2016 and 11,500 sq m by 2021, as only 241.5 sq m has been delivered, the 2016 target has not been achieved and it is unlikely that the 2021 target will be achieved.

Leisure Development

Planning permission for mixed use development including the provision of a hotel has now lapsed on

land at Bryn Serth. The Council are however currently working with the landowners of the site to bring the site forward including the leisure element.

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 is unlikely to be achieved.

Land in B Use Class

By the end of 2016, it was expected that 22.3 ha of employment land would be delivered in the Northern Strategy Area. The REGAIN building is the only development to have been delivered on an employment allocation up to 2016. The building, which is located on the "Basement Area" of "The Works" site (LDP Allocation MU2), provides 500 square metres of office (B1) floorspace and covers a wider site area of 0.18 hectares. In 2016-17, completion of the vehicle security park and storage container facility, provides 460 sq m of B2 floorspace on 0.7 ha of the wider employment allocation EMP1.6 Land at Waun y Pound Industrial Estate. In 2017-18 completion of a B2 industrial unit with associated offices and external area provides 558 sq m of B2 floorspace on 0.2 ha of the wider employment allocation EMP1.6 Land at Waun y Pound Industrial Estate.

In addition to allocated sites, between 2017-18, planning permission has been granted for 2,403 sq m of floorspace in the form of extensions and new industrial units on the EMP2 employment areas in the Northern Strategy Area of which 975 sq m has been delivered in 2017-18.

In terms of the amount of land for B use class delivered on allocated sites and the outcome requirement for 22.3 ha to be delivered by 2016, as 1.08 ha have been delivered, the 2016 target has not been achieved and it is unlikely that the 2021 target will be achieved.

Housing Development

To date 1,078 dwellings have been completed in the Northern Strategy Area which falls short of the 2016 outcome of 1,635 and the 2021 outcome of 3,155.

In terms of the amount of housing delivered and the outcome requirement for 1,635 homes to be delivered by 2016 and 3,155 by 2021, as only 1,078 homes have been delivered, the 2016 target has not been achieved and it is unlikely that the 2021 target will be achieved.

Transport Projects

Highway and public transport schemes implemented	
Cycle Routes	
T1.1	HoV Route linking 9 Arches Tredegar to Brynmawr
T1.3	HoV to Ebbw Vale and Cwm
T1.4	Cwm to Aberbeeg
T1.8	Brynmawr to Blaenavon
Rail Network and Station Improvements	
T2.1	Extension of rail link from Ebbw Vale Parkway to Ebbw Vale Town
T2.2	Provision of new station and bus interchange at Ebbw Vale
Improvement to Bus Services	
T4.2	Bus Interchange improvement at Brynmawr
T4.3	Bus interchange improvement at Ebbw Vale
New Roads to Facilitate Development	

T5.1	Construction of the Peripheral Distributor Road through 'The Works'
T5.2	Online improvements between the Peripheral Distributor Road and the A465
Regeneration Led Highway Schemes	
T6.1	Dualling of the Heads of the Valleys Road (Phase 3 complete and Phase underway)

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 and this is unlikely to be achieved.

The monitoring aim of delivering sustainable growth and regeneration in the north of the borough has not been achieved at the anticipated 2016 levels and is unlikely to achieve the 2021 levels.

PERFORMANCE:

R

ACTION:

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

- Nash Partnership have developed a Blaenau Gwent Town Centre Strategy. The strategy seeks to set out how town centre stakeholders including the Council, local businesses, residents and community groups and other key partners, could work in partnership to deliver regeneration activities that promote wider economic benefits over the next 10 years. The work will build upon the work of previous regeneration activities/strategies already undertaken and also consider the Blaenau Gwent Local Development Plan. The implementation of this strategy should assist in delivering retail projects.
- In terms of housing, the action being taken is covered in Monitoring Tables SP4 (a) and (b) and SP5 (a).
- With regards to employment land (use class B), the action being taken is covered in Monitoring Table SP8 (a).

Monitoring Table: SP2

POLICY SP2	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Southern Strategy Area – Regeneration	1, 6, 11 & 12	DM1, DM2, DM3, DM5, DM14, DM15, DM16, DM17 R1, H1, HC1, T1, T2, T4, T6, ENV2, ENV3, ENV4, TM1
MONITORING AIM:	To ensure regeneration in the south of the Borough	
MONITORING INDICATOR:	MONITORING TARGET:	
	Outcome by End of 2016	Outcome by End of Plan (2021)
Amount of land in B use class delivered	Land in B use class 1.5 ha delivered	Land in B use class 1.5 ha delivered
Amount of housing delivered	Housing development 265 homes delivered	Housing development 345 homes delivered
Tourism initiatives	Tourism initiatives 1 initiative delivered	
Environmental reclamation projects	Environmental reclamation 1 project delivered	
Transport projects	Transport projects 3 projects delivered	Transport projects 5 projects delivered
ANALYSIS OF RESULTS:		
<p>The objective of the Southern Strategy Area is to build on the strong sense of community pride and spectacular landscape to secure regeneration and create sustainable communities. To fully understand the progress made in achieving this objective it is necessary to consider the findings of the monitoring exercise in relation to the following interrelated factors:</p> <p><u>Land in B Use Class</u></p> <p>To date, no development has been permitted on allocated employment sites in the Southern Strategy Area. Further information is given regarding these issues in the relevant analysis of results for Policy SP8 (a). Further information on any proposals for these sites is also detailed in Appendix 1 – Status of Allocations.</p> <p>In terms of the amount of land in B use class delivered and the outcome of 1.5 ha by 2016, with no land delivered, the 2016 target has not been achieved.</p> <p><u>Housing Development</u></p> <p>To date, 109 homes have been delivered in the Southern Strategy Area which falls short of the 2016 outcome of 265 and the 2021 outcome requirement figure of 345.</p> <p>In terms of the amount of housing delivered and the outcome of 265 homes to be delivered by 2016 and 345 by 2021, with only 109 homes delivered, the 2016 target has not been achieved and the plan is unlikely to achieve the 2021 target.</p> <p><u>Tourism Initiatives</u></p> <p>It was reported in the previous Annual Monitoring Reports that the tourism and leisure project at Cwmtillery Lakes for an Outdoor Gateway and Education Centre was no longer a priority given the changes in Communities First although it remained an aspiration. There is no further update regarding this project.</p>		

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

Environmental Reclamation

The LDP identifies a land reclamation scheme in the Southern Strategy Area to be delivered by 2016. The Council is negotiating with the landowner of Llanhilleth Pit Head Baths (Policy ENV4.4) to purchase the property and redevelop it.

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 although it may be achieved by 2021.

Transport Projects

Highway and public transport schemes implemented	
Cycle Routes	
T1.9	Extension to Ebbw Fach Trail from Abertillery to Aberbeeg and completion of missing section through Blaina

No further schemes have been completed during 2017-18. The outcome at the end of 2016 was for the delivery of 3 projects, with only 1 project being delivered, the 2016 target has not been achieved. The target requirement for 2021 is for a further 5 transport projects to be delivered.

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

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

PERFORMANCE: R

ACTION:

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

- In terms of housing, the action being taken is covered in Monitoring Tables SP4 (a) and (b) and SP5 (a).
- With regards to employment land (use class B), the action being taken is covered in Monitoring Table SP8 (a).

Monitoring Table: SP3 (a)

POLICY SP3	RELEVANT OBJECTIVES:	RELEVANT POLICIES:					
The Retail Hierarchy and Vitality and Viability of the Town Centres	1	DM1, DM2, DM5 & DM6 AA1 & R1					
MONITORING AIM: SP3(a)	To ensure town centres thrive through the implementation of the retail hierarchy						
MONITORING INDICATOR:	ANNUAL MONITORING TARGET:						
Number of A1 uses in primary retail areas as a percentage of all units in the primary retail areas	Increase the % of A1 uses in Ebbw Vale's primary retail areas from a base level of 61% (2009)						
	Increase the % of A1 uses in Abertillery's primary retail area from a base level of 45% (2009)						
	Increase the percentage of A1 uses in Brynmawr's primary retail area from a base level of 61% (2009)						
	Increase the % of A1 uses in Tredegar's primary retail area from a base level of 67% (2009)						
ANALYSIS OF RESULTS:							
To deliver thriving town centres and protect local shopping facilities, Policy SP3 defines a retail hierarchy. The monitoring targets set to monitor its success are the percentage of A1 uses in the primary retail area of each of the town centres.							
<u>Number of A1 uses in primary retail areas as a percentage of all units in primary retail areas</u>							
The table below shows the % of A1 uses in the Principal and District Town Centres for 2009; 2014; 2015; 2016; 2017 and 2018; and the percentage change between 2009 and 2018:							
Town Centre	% of A1 Uses in Primary Retail Area 2009	% of A1 Uses in Primary Retail Area 2014	% of A1 Uses in Primary Retail Area 2015	% of A1 Uses in Primary Retail Area 2016	% of A1 Uses in Primary Retail Area 2017	% of A1 Uses in Primary Retail Area 2018	% Change 2009 - 2018
Ebbw Vale	61%	61%	62%	68%	61%	59%	-2%
Abertillery	45%	45%	45%	45%	41%	40%	-5%
Brynmawr	61%	62%	54%	53%	53%	58%	-3%
Tredegar	67%	61%	63%	56%	54%	51%	-16%
Source: Blaenau Gwent Annual Town Centre Surveys							
The percentage change of A1 uses in the Primary Retail Areas presents a bleak picture across the principal and district town centres. For all town centres the percentage of A1 uses in the primary retail area has decreased below the 2009 level.							
For Ebbw Vale the percentage of A1 uses has been steadily increasing over the previous years with a marked increase of 6% between 2015 and 2016. However a 2% decrease in 2018 means that the percentage of A1 uses in the Ebbw Vale Primary Retail Area has fallen below the 2009 level for the first time.							
For Abertillery, the percentage change of A1 uses in the Primary Retail Area has remained neutral year on year; however in 2017 there was a 4% decrease and a further 1% decrease in 2018 which							

means that the percentage of A1 uses in the primary retail area is lower than in 2009.

Brynmawr is the only town centre to have witnessed an increase in the percentage of A1 uses in the primary retail area in 2018, an increase of 5%. However the percentage difference of A1 uses in the primary retail area remains lower than the 2009 level, although the difference is less than in 2017.

Between the time period of 2009 and 2018, the percentage of A1 uses in Tredegar district town centre has declined year on year, with an overall loss of 16% in this time period, the highest loss in all of the towns. In 2009, the percentage of A1 uses stood at 67%, the largest percentage of all of the town centres and now stands at 51%, the second lowest behind Abertillery.

In terms of increasing the % of A1 uses in the Ebbw Vale Primary Retail Area from a base of 61% the Plan is behind target (-2%).

In terms of increasing the % of A1 uses in the Abertillery Primary Retail Area from a base of 45% the Plan is behind target (-5%).

In terms of increasing the % of A1 uses in the Brynmawr Primary Retail Area from a base of 61% the Plan is behind target (-3%).

In terms of increasing the % of A1 uses in the Tredegar Primary Retail Area from a base of 67% the Plan is behind target (-16%).

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

PERFORMANCE:

R

Monitoring Table SP3 (b)

POLICY SP3	RELEVANT OBJECTIVES:	RELEVANT POLICIES:																																																								
The Retail Hierarchy and Vitality and Viability of the Town Centres	1	DM1, DM2, DM5 & DM6 AA1 & R1																																																								
MONITORING AIM: SP3(b)	To ensure the improvement of viability in the town centres																																																									
MONITORING INDICATOR:	ANNUAL MONITORING TARGET:																																																									
Reduce vacancy rates from a 2009 base figure tracked against other valley town centres	Reduce the vacancy rate in Ebbw Vale town centre from a base level of 11.5% (2009) tracked against other Valley towns																																																									
	Reduce the vacancy rate in Abertillery town centre from a base level of 20% (2009) tracked against other Valley towns																																																									
	Reduce the vacancy rate in Brynmawr town centre from a base level of 16% (2009) tracked against other Valley towns																																																									
	Reduce the vacancy rate in Tredegar town centre from a base level of 12% (2009) tracked against other Valley towns																																																									
	Reduce the vacancy rate in Blaina town centre from a base level of 25% (2009) tracked against other Valley towns																																																									
ANALYSIS OF RESULTS:																																																										
<p>The second part of Policy SP3 is to improve the vitality and viability of the town centres. In order to monitor this, the vacancy rate of the town centres need to be tracked to ensure they are decreasing and are comparable with other Valley towns.</p> <p>Reduce vacancy rates from a 2009 base figure tracked against other valley town centres</p> <p>The table below shows the vacancy rates for Blaenau Gwent's town centres for 2014; 2015; 2016 2017 and 2018; and the difference in vacancy rates between 2009 and 2018:</p>																																																										
<table border="1"> <thead> <tr> <th>Town Centre</th> <th>Vacancy Rate 2009</th> <th>Vacancy Rate 2014</th> <th>Vacancy Rate 2015</th> <th>Vacancy Rate 2016</th> <th>Vacancy Rate 2017</th> <th>Vacancy Rate 2018</th> <th>% Change 2009 – 2018</th> </tr> </thead> <tbody> <tr> <td>Ebbw Vale</td> <td>11.5%</td> <td>11%</td> <td>11%</td> <td>13%</td> <td>14.5%</td> <td>11.9%</td> <td>+0.4%</td> </tr> <tr> <td>Abertillery</td> <td>20%</td> <td>23%</td> <td>23%</td> <td>18%</td> <td>24%</td> <td>18.8%</td> <td>-1.2%</td> </tr> <tr> <td>Brynmawr</td> <td>11.6%</td> <td>11.1%</td> <td>9%</td> <td>10%</td> <td>10%</td> <td>11.7%</td> <td>+0.1%</td> </tr> <tr> <td>Tredegar</td> <td>12.4%</td> <td>18.6%</td> <td>19.4%</td> <td>18%</td> <td>17%</td> <td>19%</td> <td>+6.6%</td> </tr> <tr> <td>Blaina</td> <td>25%</td> <td>27.3%</td> <td>22.6%</td> <td>21.8%</td> <td>21.8%</td> <td>20.8%</td> <td>-4.2%</td> </tr> <tr> <td>Overall Vacancy Rates</td> <td>15.0%</td> <td>17.5%</td> <td>18.3%</td> <td>15.9%</td> <td>17.3%</td> <td>16.4%</td> <td>+1.4%</td> </tr> </tbody> </table>			Town Centre	Vacancy Rate 2009	Vacancy Rate 2014	Vacancy Rate 2015	Vacancy Rate 2016	Vacancy Rate 2017	Vacancy Rate 2018	% Change 2009 – 2018	Ebbw Vale	11.5%	11%	11%	13%	14.5%	11.9%	+0.4%	Abertillery	20%	23%	23%	18%	24%	18.8%	-1.2%	Brynmawr	11.6%	11.1%	9%	10%	10%	11.7%	+0.1%	Tredegar	12.4%	18.6%	19.4%	18%	17%	19%	+6.6%	Blaina	25%	27.3%	22.6%	21.8%	21.8%	20.8%	-4.2%	Overall Vacancy Rates	15.0%	17.5%	18.3%	15.9%	17.3%	16.4%	+1.4%
Town Centre	Vacancy Rate 2009	Vacancy Rate 2014	Vacancy Rate 2015	Vacancy Rate 2016	Vacancy Rate 2017	Vacancy Rate 2018	% Change 2009 – 2018																																																			
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Overall Vacancy Rates	15.0%	17.5%	18.3%	15.9%	17.3%	16.4%	+1.4%																																																			
<p>The overall vacancy rate for the town centres is 16.4% (2017 -18) which is a 0.9% decrease on last year. The Welsh national average town centre vacancy rate is 13% (January 2018) which is an increase of 0.5% from January 2017. The Blaenau Gwent vacancy rate remains higher than the Welsh average.</p>																																																										

The vacancy rate for Brynmawr has increased in 2017-18, an increase of 1.7% to the previous year, which means that the vacancy rate is now at its highest and 0.1% higher to that of 2009. However Brynmawr remains the lowest vacancy rate out of all other town centres and remains lower than the national average town centre vacancy rate, a difference of 1.3%.

The vacancy rate in Blaina has decreased a further 1.0% which means that the vacancy rate is 4.2% below that of the 2009 vacancy rate.

The vacancy rate in Abertillery has also reduced considerably in 2017-18, a decrease of 5.2% which is a significant improvement from the previous year and means that the vacancy rate is below that of 2009.

In Tredegar, the vacancy rate has increased by 2.0% in 2017-18 which means that the vacancy rate is now 6.6% higher than that of 2009. As a result of the vacancy rate being above 17% a trigger has been breached.

The vacancy rate in Ebbw Vale has decreased by 2.6% which is a positive improvement since the previous year and now only stands at 0.4% above the 2009 vacancy rate and is lower than the national average town centre vacancy rate.

Town	Status	Total No. of Commercial Premises in 2009	% Vacant Units 2009	Total No. of Commercial Premises in 2017 -18	% Vacant Units 2017-18	% Change 2009-2018
Blaenau Gwent						
Ebbw Vale	Principal Town Centre	139	11.5%	118	11.9%	+0.4%
Abertillery	District Local Town Centre	159	20%	127	18.8%	-1.2%
Brynmawr	District Local Town Centre	155	11.6%	103	11.7%	+0.1%
Tredegar	District Local Town Centre	170	12.4%	155	19%	+6.6%
Blaina	Local Town Centre	64	25%	53	20.8%	-4.2%
Caerphilly (CCBC)						
Bargoed	Principal Town	138	19%	144	20.1%	+1.1%
Rhymney	Local Centre	31	6%	34	14.7%	+12.7%
Merthyr Tydfil						
Merthyr Town	Principal Town	No data available	13%	307	11.1% (2016-17 data)	-1.9%
Rhondda Cynon Taf (RCT)						
Aberdare	Principal Town	223	15%	220	14%	-1.0%
Ferndale	Key Settlement	46	13.0%	46	13%	0%

Mountain Ash	Key Settlement	94	14.9%	94	11.7%	-3.2%
Treorchy	Key Settlement	114	6.1%	122	7.3%	+1.2%

Like other Heads of the Valleys towns, the picture is mixed with some faring well whilst others see vacancy rates increasing. Abertillery, Blaina, Merthyr Tydfil, Aberdare and Mountain Ash have witnessed a decrease in vacancy rates compared to the 2009 base rate. However, Rhymney has witnessed the most significant change since 2009, a 12.7% increase. Tredegar has witnessed the second biggest increase of 6.6%.

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

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

In terms of reducing the vacancy rate in Brynmawr from a base level of 11.6% the target has not been achieved.

In terms of reducing the vacancy rate in Tredegar from a base level of 12.4% the target has not been achieved and has breached a trigger.

In terms of reducing the vacancy rate in Blaina from a base level of 25% the target has been achieved.

The 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 revised LDP.

PERFORMANCE:

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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:		
<p>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.</p>		
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	
Total to date	1,211	
<p>The above table identifies that 1,211 homes have been built to date which is well below the outcome requirement figure of 1,900 homes by 2016 and the Plan requirement of 3,500 by 2021.</p>		
<p>This year's figure of 40 is the lowest figure achieved to date. There were no Registered Social Landlord's completions this year which is why the figure is so low. Small site completions have improved upon last year but remain lower than anticipated and previously achieved. Private sector delivery remains low.</p>		
<p>In terms of the net number of additional affordable and general market dwellings built and the outcome requirement for 1,900 by 2016 and 3,500 by 2021 at 1,211 the LDP is behind target and unlikely to meet the 2021 outcome requirement. It is 37% below the requirement of 1,900 by 2016 which is above the trigger of 30%.</p>		

Population level of Blaenau Gwent

The policy aims to increase the population of the Borough from 68,914 in 2006 to 70,849 in 2021. However, the 2006 figure was based on a mid-year estimate which has since been revised to take account of the 2011 census results. The revised figure for 2006 is 69,610.

Year	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Population	69,610	69,685	69,820	69,850	69,798	69,812	69,822	69,789	69,674	69,554	69,628	69,609

The latest mid-year estimate (2017) is 69,609. There has been a slight decrease this year and we have still failed to meet the target of 69,968 set for 2016 and are unlikely to meet the target of 70,849 set for 2021.

In terms of the outcome target of increasing the population to 69,968 by 2016, with a figure of 69,609, the Plan has failed to meet the outcome target for 2016 and is unlikely to meet the target set for 2021.

Percentage of Vacant Properties

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

Year	2001	2011
Vacancy Rate	5.7%	4.8%

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

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

In terms of decreasing the vacancy rate of residential properties to 4.5% by 2016 and 4% by 2021 the Plan is on target.

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

PERFORMANCE:**R****ACTIONS:**

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

- The Regeneration Division of the Council is working as part of the City Region to address issues in the housing market. A number of projects are being pursued to assist the delivery of housing.
- The Regeneration Division of the Council is working in partnership with RSL partners and a private developer to bring forward parts of the Ebbw Vale North site (former school site (209 units) and

college site (74 units)) - planning applications for these are imminent. They are also working with Newbridge Construction to bring a further parcel of land on the MU1 site forward – a planning application for this site has now been received.

- The Northgate site at The Works is being released to the market in October.
- The Council has improved its marketing sheets promoting allocated housing sites.
- A Housing Prospectus marketing housing sites 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:																		
<p>The second part of Policy SP4 is to ensure that local housing need is met and sustainable linked communities are created. The monitoring targets set to monitor its success are the number of net additional affordable dwellings built per annum and a change that would impact on viability of development.</p> <p><u>Number of net additional affordable dwellings built per annum</u></p> <p>Part of delivering quality housing is ensuring that local housing need is met. This involves the delivery of a mix of tenure including social rented, intermediate rent and low cost homes. Overall the Plan aims to deliver 1,000 affordable properties by 2021.</p>																		
<table border="1"> <thead> <tr> <th>Year</th> <th>Number of net additional affordable dwellings Completed</th> </tr> </thead> <tbody> <tr> <td>2006- 2013</td> <td>317</td> </tr> <tr> <td>2013-2014</td> <td>41</td> </tr> <tr> <td>2014-2015</td> <td>7</td> </tr> <tr> <td>2015-2016</td> <td>63</td> </tr> <tr> <td>2016-2017</td> <td>48</td> </tr> <tr> <td>2017-2018</td> <td>0</td> </tr> <tr> <td>Total</td> <td>476</td> </tr> </tbody> </table>			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	Total	476
Year	Number of net additional affordable dwellings Completed																	
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2013-2014	41																	
2014-2015	7																	
2015-2016	63																	
2016-2017	48																	
2017-2018	0																	
Total	476																	
<p>To date 476 affordable dwellings have been delivered. However, this figure is likely to increase in the next few years due to the number of 100% affordable housing schemes currently under construction or in the pipeline. However, if all the schemes below are delivered as planned this figure would increase to 647 which still falls short of the 2021 target of 1,000.</p>																		
<table border="1"> <thead> <tr> <th>Development</th> <th>Number of affordable units in pipeline</th> <th>Progress</th> </tr> </thead> <tbody> <tr> <td>Gwaun Helyg, Ebbw Vale</td> <td>47</td> <td>Site under construction</td> </tr> <tr> <td>Sirhowy Infants School Tredegar</td> <td>23</td> <td>Due to start soon</td> </tr> </tbody> </table>			Development	Number of affordable units in pipeline	Progress	Gwaun Helyg, Ebbw Vale	47	Site under construction	Sirhowy Infants School Tredegar	23	Due to start soon							
Development	Number of affordable units in pipeline	Progress																
Gwaun Helyg, Ebbw Vale	47	Site under construction																
Sirhowy Infants School Tredegar	23	Due to start soon																

Catref Aneurin Bevan, Tredegar	14	Site under construction
Greenacres, Tredegar	18	Planning application received
Infants School and Griffin Yard, Brynmawr	36	Not started but in SHG programme
Land adjacent Llys Glyncoed, College Road, Rassau	33	Planning application approved (subject to signing of S106)
Total	171	

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

In terms of the number of net additional affordable houses built per annum and the requirement for 1,000 by the end of the Plan period, with a figure of 476 and less than a third of the Plan period left, the Plan is behind target and unlikely to meet the 2021 requirement.

Number of net additional affordable dwellings delivered through S106

Of the 1,000 total affordable properties 224 are to be secured through S106 Agreements by 2016 and 335 by 2021. To date a total of 41.7 units have been secured and a further 27 are in the process of being secured through S106 Agreements as identified in the table below:

Development	No of units secured through S106 Agreements
BKF Plastics (S106 signed)	2
Park Hill, Tredegar (Phase 1) (S106 signed)	14.3
Park Hill, Tredegar (Phase 2) (S106 signed)	15
Peacehaven (S106 signed)	4 LCHO delivered Plus financial contribution (£80,000)
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 unit
Land at Pochin, Tredegar (S106 signed)	Financial contribution equivalent to 2.4 affordable homes
	41.7
Rhyd -y- Blew (subject to signing of S106)	25
Pantyforest, Ebbw Vale (subject to signing of S106)	Financial contribution equivalent to 2 affordable homes
	27

Total	68.7 units plus £80,000 financial contribution
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The figure of 41.7 falls well short of the target of 224 by 2016 but reflects the lack of confidence in the private sector housing market in Blaenau Gwent and the wider problems in the housing market.

In terms of the number of net additional affordable houses delivered through S106 per annum and the outcome requirement for 224 to be secured by 2016 and 335 by 2021, having only secured a total of 41.7 the Plan is behind target and is unlikely to meet the 2021 requirement. It also breaks the trigger of being below 20% of the 224 target for 2016.

Change in viability

The Council set a 10% affordable housing requirement for developers 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	£1,377.40
2015	CIL Report	£1,500 - £1,700
2016	Based on an assessment of Peacehaven, Tredegar	£1,548
2017	Based on an assessment of Peacehaven, Tredegar	£1,679.29
2018	Based on an assessment of Peacehaven, Tredegar	£1,787.58

The Affordable Housing Viability Assessment undertaken in 2010 was based on sales values of £1,700 per sq. m. The Council has since undertaken viability work to inform a decision on the introduction of the Community Infrastructure Levy. The sales values identified in this work vary across the Borough, from £1,500 in the south of the Borough to £1,700 in the Ebbw Vale area. This work is informing a revised Planning Obligations Supplementary Planning Guidance (SPG) document and future S106 negotiations. Since 2014, we have monitored sales values at Peacehaven, Tredegar and these have increased from £1,377.4 to £1,787.58, an increase of 30%.

This year has seen a further increase in house prices and hence sales values. Average house prices have increased from £80,162 in April 2017 to £85,128 in April 2018 an increase of 6% (Source: Land Registry).

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

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

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

built and £879 on every new flat. However the work undertaken for the Community Infrastructure Levy factored these costs in and considered that £1,700 sq m was viable.

The introduction of sprinklers is a Building Regulation change that would impact on viability in areas where sales values are less than viable.

The monitoring aim to deliver 1,000 affordable dwellings, 335 of which through planning obligations is not being achieved at the anticipated levels and it is unlikely that this will be addressed without specific intervention.

PERFORMANCE:	R
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ACTIONS:	
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A lack of confidence in the housing market and viability issues has undoubtedly had an impact on the delivery of projects and schemes in Blaenau Gwent. These are issues outside of the control of the Council. However, there are actions the Council can take to assist in delivering affordable homes:

- The use of Social Housing Grant to support 100% affordable schemes
- Negotiate on a site by site basis subject to viability to secure affordable homes

Monitoring Table: SP5 (a)

POLICY SP5	RELEVANT OBJECTIVES:	RELEVANT POLICIES:												
Spatial Distribution of Housing	3	MU1, MU2, MU3, H1, & HC1												
MONITORING AIM: SP5 (a)	To ensure the delivery of housing in accordance with the strategy													
MONITORING INDICATOR:	ANNUAL MONITORING TARGET:													
The housing land supply taken from the current Housing Land Availability Study	Less than a 5 year supply													
Land available for Gypsy and Traveller units	Land Available - loss of land to other uses													
ANALYSIS OF RESULTS:														
<p>To ensure the delivery of housing in accordance with the strategy, the plan monitors the housing land supply taken from the current Housing Land Availability Study and that land is available for Gypsy and Traveller units.</p> <p><u>The housing land supply taken from the current Housing Land Availability Study</u></p> <p>Local planning authorities are required by Welsh Government (PPW) to ensure that sufficient land is available, or will become available, for a five-year supply of land for housing. To demonstrate this, each local planning authority prepares a Joint Housing Land Availability Study each year. The current published study for Blaenau Gwent (2018) indicates that Blaenau Gwent has a 1.28 year land supply.</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land Supply in Years</th> </tr> </thead> <tbody> <tr> <td>2014</td> <td>3.31</td> </tr> <tr> <td>2015</td> <td>2.01</td> </tr> <tr> <td>2016</td> <td>1.35</td> </tr> <tr> <td>2017</td> <td>1.27</td> </tr> <tr> <td>2018</td> <td>1.28</td> </tr> </tbody> </table> <p>Having less than a 5-years supply breaches a trigger point.</p> <p>However, the issue in Blaenau Gwent is not with the supply of land but the reluctance of developers to build due to concerns over viability and a lack of confidence in the market.</p> <p>Even where sites are identified as being available and viable relatively small numbers are identified as coming forward in the five year period. The remainder of these large sites sit outside the 5 year supply even though the land is available. This is due to slow build rates which are as a result of a lack of demand/confidence in the local housing market.</p> <p>In terms of the housing land supply taken from the current Housing Land Availability Study and the requirement to have more than 5 years, having only 1.28 years, the Plan has breached a trigger.</p> <p><u>Land Available for Gypsy and Traveller units (GT1)</u></p> <p>As part of policy SP4's aim of meeting local housing need a site was included in the Plan to accommodate unmet gypsy and traveller needs. The trigger point is the loss of the proposed site to other uses – the land is currently vacant and thus the trigger has not been broken. Indeed, a planning application has been approved for the development of 4 new pitches at this site.</p>			Year	Land Supply in Years	2014	3.31	2015	2.01	2016	1.35	2017	1.27	2018	1.28
Year	Land Supply in Years													
2014	3.31													
2015	2.01													
2016	1.35													
2017	1.27													
2018	1.28													

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

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

PERFORMANCE:

R

ACTIONS:

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

- The Regeneration Division of the Council is working as part of the City Region to address issues in the housing market. A number of projects are being pursued to assist the delivery of housing.
- The Regeneration Division of the Council is working in partnership with RSL partners and a private developer to bring forward parts of the Ebbw Vale North site (former school site (209 units) and college site (74 units)) - planning applications for these are imminent. They are also working with Newbridge Construction to bring a further parcel of land on the MU1 site forward – a planning application for this site has now been received.
- The Northgate site at The Works is being released to the market in October.
- The Council has improved its marketing sheets promoting allocated housing sites.
- A Housing Prospectus marketing housing sites is being prepared.

Monitoring Table: SP5 (b)

POLICY SP5	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Spatial Distribution of Housing	3	MU1, MU2, MU3, H1, & HC1
MONITORING AIM: SP5 (b)	To ensure the delivery of housing in accordance with the strategy and to increase build rates over the plan period	
MONITORING INDICATOR:	MONITORING TARGET:	
	Outcome by End of 2016	Outcome by End of Plan (2021)
Percentage of housing developments delivered in hub areas in accordance with the Plan's phasing	Ebbw Vale – 55%	Ebbw Vale – 60%
	Tredegar – 25%	Tredegar – 20%
	Upper Ebbw Fach – 10%	Upper Ebbw Fach – 15%
	Lower Ebbw Fach – 10%	Lower Ebbw Fach – 5%

To ensure the delivery of housing in accordance with the strategy, the plan monitors the percentage of build rates in the four hub areas. These are compared against a set of expected outcomes figures.

Percentage of housing developments delivered in hub areas in accordance with the Plan's phasing

Area	Number of Houses Delivered from April 2006 to April 2016	Percentage	Expected Outcome by 2016	Expected Outcome by 2021
Ebbw Vale	465	38%	55%	60%
Tredegar	394	33%	25%	20%
Upper Ebbw Fach	243	20%	10%	15%
Lower Ebbw Fach	109	9%	10%	5%
Total	1,211			

At 38% it is clear that Ebbw Vale has underperformed against the expected outcome of 55% for 2016 and is unlikely to reach 60% by 2021.

However, the position could improve with planning permission for 250 homes on part of the Ebbw Vale North site (Former Rhyd y Blew Reservoir) being granted subject to the signing of a S106 agreement. Also the Council and Coleg Gwent are both working in partnership with RSL's and the private sector to bring other parts of the Ebbw Vale North site forward (former school site (209 units) and college site (74 units)) - planning applications for these are imminent. They are also working with Newbridge Construction to bring a further parcel of land at MU1 forward for development – a planning application for this site has now been received. A Development Brief has been prepared for a site at 'The Works' but the release to the market has been delayed due to the need for a revised Flood Consequence Assessment (FCA) and NRW modelling this has now been resolved and the site is expected to go to the market in October.

In terms of the percentage of housing developments delivered in the Ebbw Vale hub area and the outcome requirement for 55% by 2016 and 60% by 2021 the Plan, at 38%, is below the target and is unlikely to meet the 2021 target.

In terms of the percentage of housing developments delivered in the Tredegar hub area and the outcome requirement for 25% by 2016 and 20% by 2021 the Plan, at 33%, is above the target and is likely remain above by 2021.

In terms of the percentage of housing developments delivered in the Upper Ebbw Fach hub area and the outcome requirement for 10% by 2016 and 15% by 2021 the Plan, at 20%, is above the target and is likely to remain above by 2021.

In terms of the percentage of housing developments delivered in the Lower Ebbw Fach hub area

and the outcome requirement for 10% by 2016 and 5% by 2021 the Plan, at 9%, is on target and is likely to meet 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 is not currently being achieved but the situation can be ameliorated without immediate intervention or sufficiently progressed not to require direct intervention.

PERFORMANCE:

A

Monitoring Table: SP6

POLICY SP6	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Ensuring Accessibility	4	DM1 T1, T2, T3, T4, T5 & T6
MONITORING AIM:	To ensure improved connectivity within Blaenau Gwent and with the wider area	
MONITORING INDICATOR :	MONITORING TARGET:	
	Outcome by End of 2016	Outcome by End of Plan (2021)
Number of highway and public transport schemes implemented	Transport projects 13 projects delivered	Transport projects 26 projects delivered
ANALYSIS OF RESULTS:		
Policy SP6 is aimed at ensuring accessibility, the monitoring aim is to ensure that connectivity within Blaenau Gwent is improved. This is to be measured through the delivery of schemes identified in the Plan.		
Number of highway and public transport schemes implemented		
Highway and public transport schemes implemented		
Cycle Routes		
T1.1	HoV Route linking 9 Arches Tredegar to Brynmawr	
T1.3	HoV to Ebbw Vale and Cwm	
T1.4	Cwm to Aberbeeg	
T1.8	Brynmawr to Blaenavon	
T1.9	Extension to Ebbw Fach Trail from Abertillery to Aberbeeg and completion of missing section through Blaina	
Rail Network and Station Improvements		
T2.1	Extension of rail link from Ebbw Vale Parkway to Ebbw Vale Town	
T2.2	Provision of new station and bus interchange at Ebbw Vale	
Improvement to Bus Services		
T4.2	Bus Interchange improvement at Brynmawr	
T4.3	Bus interchange improvement at Ebbw Vale	
New Roads to Facilitate Development		
T5.1	Construction of the Peripheral Distributor Road through 'The Works'	
T5.2	Online improvements between the Peripheral Distributor Road and the A465	
Regeneration Led Highway Schemes		
T6.1	Dualling of the Heads of the Valleys Road (Phase 3 complete and Phase 2 underway)	
*denotes schemes completed this year		
No further schemes have been completed this year. At 12 schemes completed the Plan remains 1 scheme short of its outcome of 13 projects required by 2016 and 14 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 13 by 2016 the Plan, with 12 schemes completed is behind target and is unlikely to meet the 2021 target.		

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

PERFORMANCE:

A

Monitoring Table: SP7 (a)

POLICY SP7	RELEVANT OBJECTIVES:	RELEVANT POLICIES:																								
Climate Change	6	DM1, DM2 & DM4																								
MONITORING AIM: SP7 (a)	To ensure that more of the County Borough's electricity and heat requirements are generated by renewable and low zero carbon energy																									
MONITORING INDICATOR:	MONITORING TARGET:																									
Progress on the adoption of an Energy Opportunities Plan	Outcome by End of 2016	Outcome by End of Plan (2021)																								
	The Energy Opportunities Plan will be adopted by the Council																									
The capacity of renewable energy developments installed per annum	ANNUAL MONITORING TARGET:																									
	All major applications provide evidence of consideration to the generation of renewable energy																									
ANALYSIS OF RESULTS:																										
<p>Policy SP7 seeks to address the causes of climate change. As part of this, the Policy aims to ensure that more of the County Borough's electricity and heat requirements are generated by renewable and low zero carbon energy.</p> <p>Energy Opportunities Plan</p> <p>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. Such development opportunities could include expansion of the existing network at The Works site or development of a new site in the North of the County Borough.</p> <p>In addition to district heating, the Council is also exploring renewable energy generation opportunities including solar, wind and small scale hydro across a range of sites within Blaenau Gwent. These opportunities will form part of an energy prospectus that is under development.</p> <p>In terms of the adoption of the Energy Opportunities Plan by 2016, the target has been achieved.</p> <p>The capacity of renewable energy developments installed per annum</p> <table border="1"> <thead> <tr> <th>Scheme</th> <th>Location</th> <th>Capacity</th> </tr> </thead> <tbody> <tr> <td colspan="3">2013-2014</td> </tr> <tr> <td>Wind Turbine</td> <td>Unit 15 Rassau Industrial Estate</td> <td>0.75 MW</td> </tr> <tr> <td>Wind Turbine</td> <td>Penrhiwgwaith Farm, Hollybush</td> <td>0.5 MW</td> </tr> <tr> <td colspan="3">2014 – 2015</td> </tr> <tr> <td>Wind Turbine</td> <td>Unit 29 Tafarnaubach Industrial Estate</td> <td>0.5 MW</td> </tr> <tr> <td colspan="3">2016-2017</td> </tr> <tr> <td>Photovoltaic solar park comprising of 53,955 photovoltaic solar panels over 28.6 ha</td> <td>Hafod y Dafal Farm, Abertillery</td> <td>Partially installed – approximately 73% installed (15.3 ha) which equates to 10 MW</td> </tr> </tbody> </table>			Scheme	Location	Capacity	2013-2014			Wind Turbine	Unit 15 Rassau Industrial Estate	0.75 MW	Wind Turbine	Penrhiwgwaith Farm, Hollybush	0.5 MW	2014 – 2015			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
Scheme	Location	Capacity																								
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Wind Turbine	Unit 15 Rassau Industrial Estate	0.75 MW																								
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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
Total (2013-2017)		13.5 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		
Total (2013-2017)		2.79 MW

0.5 MW of renewable / low carbon energy has been installed in 2017-2018.

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 2017-18, the following major scheme has been approved:

Location	Scheme	Floorspace	Consideration of Renewable Energy
Former NMC factory site, units 1-4 Lakeside, Blaina Road, Nantyglo	Hybrid planning application comprising of: full application for restaurant (Unit 1 Use Class A3 MacDonal'd's); and outline application for: retail units 2, 3 and 4 (unit 2 use class A1 Convenience food store; unit 3 use A1 comparison 1631 sq m and a flexible uses class for units 4 A1/A2/A3 121 sq m)	3,559 sq m	No renewable energy generation has been incorporated into the scheme. There is no known evidence that consideration was given to this matter. However it is acknowledged that this is a difficult brownfield site and wasn't viable for the consideration of renewable energy.

In terms of the requirement for all major applications to provide evidence of consideration to the

generation of renewable energy, the Plan, with 0 applications considering generation of renewable energy is behind target.

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

PERFORMANCE:

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:																
<p>The aim of this policy is to ensure the efficient use of land, this is being monitored through ensuring that the average density set in the Plan is being achieved particularly on the large mixed-use sites. Also ensuring that development is taking place on allocated land and brownfield land.</p> <p>Average Density of Housing Development permitted on allocated sites</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Average Density</th> </tr> </thead> <tbody> <tr> <td>2013-2014</td> <td>31.07</td> </tr> <tr> <td>2014-2015</td> <td>47</td> </tr> <tr> <td>2015-2016</td> <td>19</td> </tr> <tr> <td>2016-2017</td> <td>37.8</td> </tr> <tr> <td>2017-2018</td> <td>35.7</td> </tr> </tbody> </table> <p>In terms of the average density of housing development permitted on allocated sites the average density this year is 35.7 which is above the 35 Plan average.</p> <p>100% of Mixed-use sites to deliver 35 units and over</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Average Density</th> </tr> </thead> <tbody> </tbody> </table>			Year	Average Density	2013-2014	31.07	2014-2015	47	2015-2016	19	2016-2017	37.8	2017-2018	35.7	Year	Average Density
Year	Average Density															
2013-2014	31.07															
2014-2015	47															
2015-2016	19															
2016-2017	37.8															
2017-2018	35.7															
Year	Average Density															

2013-2014	N/A
2014-2015	42
2015-2016	N/A
2016-2017	N/A
2017-2018	N/A

In terms of the average density of housing development permitted on allocated sites and the requirement for 100% of mixed-use schemes to be over 35, with no permissions granted this year the monitoring target has not been broken.

Development on Allocated Sites

Percentage of allocated sites with permission

Year	Size (Ha) of development permitted on allocated land	% of all allocated land (379.75 ha)
2006-2013	139.091	36.6%
2013-2014	1.13	0.2%
2014-2015	21.48	5.6%
2015-2016	9.18	2.4%
2016-2017	3.97	1%
2017-2018	10.53	2.7%
Total to date	185.381	49%

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

In terms of the percentage of allocated sites with permissions the figure is 49% although we are now 80% through the Plan period. However, it was always recognised that build rates for housing would need to increase through the latter stages of the Plan. The figure of 2.7% for this year is an improvement on last year but 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 49% falls short of what might be expected by 2018 when we are 80% through the Plan period.

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

Year	Size (Ha) on allocated land	Size (Ha) of Total Development permitted	% of allocated as a % of total development permitted
2006-2013	139.091	177.461	78%
2013-2014	1.13	241.42	0.4%
2014-2015	21.48	26.52	81%
2015-2016	9.18	19.32	48%
2016-2017	3.97	14.36	27%
2017-2018	10.53	18.33	57%
Total to date	185.381	497.411	37%

This year 57% of all developments were on allocated sites, which is an improvement on the previous three year's figures.

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 57% this year and

37% overall is well below target and has breached the trigger of -10% (of the 70% target).

New Development on Brownfield land

Year	Size (Ha) on brownfield	Size (Ha) of Total Development permitted	% on brownfield land
2006-2013	136.341	177.461	76.8%
2013-2014	5.42	241.42	2.2%
2014-2015	22.41	26.52	84%
2015-2016	14.38	19.32	74%
2016-2017	13.3	14.36	93%
2017-2018	15.69	18.33	86%

This year 86% 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 86%, is on target this year.

Land Reclamation Schemes

The LDP identifies four land reclamation schemes; two of which are to be delivered in the second phase of the plan by 2016; and two in the third phase of the plan by 2021. The Council is in negotiation with the landowners of the Llanhilleth Pit Head Baths to purchase the site and then redevelop it. Nevertheless the Plan has failed to meet the 2016 outcome. There is no WG or capital funding available to deliver these schemes and this policy allocation will need to be 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 the 2016 outcome and is unlikely to meet the 2021 outcome.

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

PERFORMANCE:	A
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Monitoring Table: SP7 (c)

POLICY SP7	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Climate Change	6	DM1, DM2 & DM4
MONITORING AIM: SP7(c)	To avoid development in areas at high risk of flooding	
MONITORING INDICATOR:	ANNUAL MONITORING TARGET:	
Amount of development (by TAN15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests	No permissions for highly vulnerable or emergency services development within flood zone C2	
	100% of developments permitted in flood zone C1 to meet the justification test of TAN 15 and to have shown that the consequences of flooding can be managed to an acceptable level	
ANALYSIS OF RESULTS:		
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	
Total	5	
In terms of the amount of development permitted in C1 and C2 flood plain areas not meeting all TAN 15 tests the figure for 2017-2018 is 0.		
In 2017-2018 no developments were permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests.		
<u>No permissions for highly vulnerable or emergency services development within flood zone C2</u>		
The annual monitoring target is for no permissions for highly vulnerable or emergency services development within flood zone C2. 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.		
<u>100% of developments permitted in flood zone C1 to meet the justification test of TAN 15 and to have shown that the consequences of flooding can be managed to an acceptable level</u>		
The second part of the annual monitoring target is for 100% of development permitted in flood zone C1 to meet the justification test of TAN 15. No development was permitted in flood zone C1 therefore this target has been met.		

In terms of 100% of developments permitted in flood zone C1 to meet the justification test of TAN 15 and to have shown that the consequences of flooding can be managed to an acceptable level as no developments were allowed the Plan is on target.

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

PERFORMANCE:

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:		
<p>To meet economic and employment development needs and ensure that Blaenau Gwent achieves its economic potential, Policy SP8 allocates 50 hectares of land for employment use. The monitoring targets set to measure success are the development of employment land, employment and economic inactivity levels.</p> <p>Employment Land Allocated Employment Land</p> <p>By the end of 2016, it was expected that 23.8 ha of employment land would be delivered. The REGAIN building is the only development to have been delivered on an employment allocation up to 2016. The building, which is located on the “Basement Area” of “The Works” site (LDP Allocation MU2), provides 500 square metres of office (B1) floorspace and covers a wider site area of 0.18 hectares. In 2016-17, completion of the vehicle security park and storage container facility, provides 460 sq m of B2 floorspace on 0.7 ha of the wider employment allocation EMP1.6 Land at Waun y Pound Industrial Estate. In 2017-18, completion of a B2 industrial unit with associated offices and external area provides 558 sq m of B2 floorspace on a 0.2 ha of the wider employment allocation EMP1.6 Waun y Pound Industrial Estate.</p> <p>In total 1.08 ha has been delivered on allocated employment sites which falls well short of the 23.8 ha outcome requirement by 2016. The likelihood of achieving the longer term target of delivering 50 hectares of employment land by 2021 appears remote, given that planning permission has only been granted for a further 2.2 ha (48,558 sq m of floorspace) of employment land at allocated sites.</p> <p>The development of the Rhyd y Blew site remains a key strategic priority for Welsh Government. The engineering, access and sewerage infrastructure works have been completed. A pre application consultation is currently being drafted for the development of the site.</p> <p>Non-Allocated Employment Land</p>		

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

Planning permission has been granted on EMP2 employment areas for extensions and new units. In 2016-17 extant planning permissions for B1, B2 and B8 uses related to 7,678 sq m of floorspace. In 2017-18, 2,408 sq m of this floorspace has been delivered.

In terms of net employment land delivered and the outcome requirement for 23.8ha by 2016 and 50 ha by 2021, the Plan, with 1.08 ha delivered on allocated sites is behind the 2016 target and is unlikely to achieve the 2021 target. At -20% a trigger has been breached.

Employment Rate

All People – Economically Active – In Employment

Year	Blaenau Gwent	Merthyr Tydfil	Wales
2008 - 2009	59.2%	65.0%	67.2%
2009 - 2010	58.4%	64.3%	66.7%
2010 - 2011	58.1%	62.6%	66.2%
2011 - 2012	58.7%	61.6%	67.0%
2012 - 2013	59.1%	63.8%	67.7%
2013 - 2014	63.9%	66.0%	69.5%
2014 - 2015	67.3%	68.6%	69.7%
2015 - 2016	65.4%	66.9%	71.3%
2017 - 2018	67.1%	74.0%	72.7%

Source: Nomis

In 2017-18, there was a 1.7% increase in the employment rate in Blaenau Gwent which is an improvement from the previous year. It also means that the 2016 monitoring outcome to increase the employment rate from 59.2% (2009) to 66.05% (2016) has been achieved and progress is being made to achieve the 2021 outcome. In 2017, Merthyr Tydfil also witnessed an increase in the employment rate with an increase of 7.1% which is a greater improvement than Blaenau Gwent in the same time period.

The change since 2008 is also significantly better for Merthyr Tydfil. Blaenau Gwent's employment rate has increased by 7.9% between 2008 and 2018, whilst Merthyr Tydfil's has increased by 9.0% over the same period of time.

In terms of the monitoring target to increase the employment rate from 59.2% and the outcome requirement of 66.05% by 2016 and 72.9% by 2021, the 2016 target has been achieved and progress is being made to achieve the 2021 target.

Economically Inactive – Wants a Job

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

2013 - 2014	34.0%	29.1%	25.4%
2014 - 2015	30.5%	33.6%	25.6%
2015 -2016	27.7%	27.9%	26.6%
2016 - 2017	24.7%	22.4%	23.7%

Source: Nomis

The monitoring outcome to reduce the percentage of economically inactive wanting a job from 25.2% (2009) to 23.95% (2016) has not been achieved. However, the number of people economically inactive who wants a job has been steadily decreasing from its highest rate in 2012-2013 at 34.9% to 24.7% in 2017. In Wales from 2012 until 2016, the percentage of economically inactive who wants a job had been steadily increasing year on year. However, in 2017 there was a decrease of 2.9% which is a positive improvement for Wales. The percentage at 2017 remains lower than that of Blaenau Gwent, a difference of 1.0% which is significantly smaller than previous years.

Between 2014 and 2016, Merthyr Tydfil had a higher economic inactive rate (wants a job) than that of Blaenau Gwent. However, in 2017 this trend reversed as Merthyr Tydfil's rate declined by 5.5% therefore resulting in a lower economic inactive rate (wants a job) than Blaenau Gwent.

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 24.7% is behind the 2016 target and is unlikely to achieve the 2021 target.

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

PERFORMANCE:

R

ACTION:

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

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

- The Welsh Government have announced it will invest £25m over the next three years between 2018 and 2021, as part of the commitment to invest £100m over the next ten years. The investment will stimulate job creation and leverage public and private sector investment in the area whilst accelerating the development of high value, advanced technologies that support cutting edge industry.
- The Welsh Government have published a Tech Valleys Strategic Plan and Vision Statement, the proposed automotive technology park in Ebbw Vale is now referred to as Tech Valleys. The purpose of the plan is to set out what we will do to attract innovative technologies to Ebbw Vale and the South Wales valleys. The plan includes how it will complement other initiatives and the expected economic benefits.
- The Council is looking to improve its marketing sheets to promote the allocated employment land.

- The Regeneration division of the Council is working as part of the City Region to address issues in the employment and skills sector. A number of projects are being pursued to assist the delivery of employment land and improve skills.
- The Council are using a database called Evolutive, to record information on employment land and properties in the County Borough. It also allows landowners / tenants to update the information. Therefore, if an enquiry is received in relation to an employment unit or land, the Council are easily able to provide the applicant with the land and units available in the County Borough. It also enables the Council to monitor take up of land and units and identify future requirements in terms of employment units.

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; and 2016. 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	Change (2008 – 2016)
Manufacturing	5,300	4,000	4,200	4,400	4,300	4,500	4,000	-1,300
Construction	800	900	1,000	900	800	800	900	+100
Services	12,700	13,100	14,100	13,000	12,800	13,070	12,875	+175
Source: Nomis								
The Change in Employee Jobs in Blaenau Gwent between 2009-2016								
Sector	No. Change 2009-2016		% Change 2009-2016					
Manufacturing	0		0%					
Construction	0		0%					
Services	-225		-1.7%					

The Number of Employee Jobs in Merthyr Tydfil

Sector	2009	2012	2013	2014	2015	2016	Change (2009-2016)
Manufacturing	3,100	2,700	2,800	3,000	3,000	3,500	+400
Construction	600	600	600	700	600	1,000	+400
Services	18,200	18,100	17,800	17,300	16,900	17,125	-1,075

Source: Office for National Statistics

The Change in Employee Jobs in Merthyr Tydfil between 2009-2016

Sector	No. Change 2009-2016	% Change 2009-2016
Manufacturing	+400	+12.9%
Construction	+400	66.%
Services	-1,075	-5.9%

Manufacturing

Between 2009 and 2015, this sector has shown both increases and decreases between the years. At 2015, the number of employee jobs was at the highest number since 2008. However, in 2016 there has been a loss of 500 employee jobs in the manufacturing sector since the previous year returning to the 2009 level.

The annual monitoring target to maintain the number of employee jobs in manufacturing has not been met, with an overall loss of 1,300 between 2008 and 2016. When comparing 2009-2016 figures against Merthyr Tydfil, Blaenau Gwent has fared poorly with no increase compared to a 12.9% increase (400 employee jobs) in Merthyr Tydfil.

In terms of maintaining the number of employee jobs in manufacturing at 5,300, at 1,300 below this figure, the target has not been achieved.

Construction Industry

Since 2008, the figures have fluctuated within the sector showing increases and decreases between the years. In 2016, the number of employee jobs increased by 100 to match that of 2013. The annual monitoring target is to increase the number employed in the construction sector from 800 to 1,000 by the end of the plan period. This was achieved in 2012. This could be attributed to periods of development on The Works site and the Heads of the Valleys Road which employed local people.

In comparison to Blaenau Gwent, Merthyr Tydfil witnessed a significant increase in 2016 of 400 employee jobs achieving the highest number of jobs in this sector since 2009. This could be attributed to the significant retail development that has been constructed in Merthyr Tydfil recently.

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 900 jobs, the target has not yet been achieved.

Service Industry

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

2009 figure. However, in 2016 this sector declined again losing 195 employee jobs.

The annual monitoring target is to increase the number employed in the service sector to 13,797. At 2016, the figure is significantly less than the target although slightly higher than the base level of 2008. Within the period of 2009-2016, Blaenau Gwent has witnessed a 1.7% decline whereas Merthyr Tydfil has seen a decline of 5.9% in this sector, therefore the loss is significantly less than that of Merthyr Tydfil.

In terms of maintaining the number of employee jobs in the service industry and the target to increase the number from 12,700 to 13,797 by 2021, at 12,875 jobs, the target has not yet been achieved.

Learning and Health Infrastructure

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

Learning Infrastructure

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

In December 2016, outline planning permission was granted for a new single form entry primary school including vehicular and pedestrian access, site boundaries and car parking on the former Six Bells Colliery Site, Abertillery. In September 2017, a reserved matter planning application was approved for the appearance, scale, landscaping and revised layout details. The contractors are currently on site completing sewerage works. It is anticipated that the construction of the school will commence in July 2018.

In terms of delivery of learning infrastructure and the outcome requirement for the completion of the learning zone by 2016 the target has been achieved. In terms of the outcome requirement for the completion of a new primary school on the former Six Bells Colliery site by 2021, the Plan is on target.

Health Infrastructure

In November 2014, full planning permission was granted for a primary care resource centre on land adjacent to Blaen y Cwm School in Brynmawr. The new facility is a 2 storey building totalling 1,780 sq m and comprises the relocation of 2 existing local GP surgeries; a health clinic; community dental services along with additional clinical and admin space to allow further expansion of services to be delivered. An application for a non-material amendment was approved in October 2015 to amend the parking layout, landscaping, detail changes to external elevations/finishes and window openings. The construction of the facility 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. It is anticipated that the scheme will be delivered by 2020-21.

There is no further progress regarding a scheme for Ebbw Vale.

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

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

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Monitoring Table: SP9

POLICY SP9	RELEVANT OBJECTIVES:	RELEVANT POLICIES:																																								
Active and Healthy Communities	11 & 12	DM3, DM11, DM12, DM13, DM14, DM15 & DM16 MU1, MU2, CF1, TM1 & L1																																								
MONITORING AIM:	To increase opportunities for people to participate in active and healthy communities																																									
MONITORING INDICATOR:	ANNUAL MONITORING TARGET:																																									
Amount of greenfield and open space lost to development (ha) which is not allocated in the Plan	No net loss of greenfield land and open space to development which is not allocated in the Plan																																									
Hectares of recreational open space per1000 population (FIT standard)	Working towards FIT standards of 2.4 hectares of recreational open space per 1000 projected population (current standard 1.11 ha)																																									
	Outcome by End of 2016	Outcome by End of Plan (2021)																																								
Number of tourism/leisure facilities completed per annum	Completion of 5 tourism/leisure facilities projects	Completion of 1 tourism / leisure projects and community cycle routes																																								
Number of people with access to natural greenspace within 400m of their home as a percentage of all people	Increase the number of people with access to natural greenspace within 400m of their home from the current level of 65% (2007) to 77% (2016)	Increase the number of people with access to natural greenspace within 400m of their home from the current level of 65% (2007) to 80% (2021)																																								
ANALYSIS OF RESULTS:																																										
<p>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 and leisure facilities and access to natural greenspace.</p> <p>Amount of greenfield land and open space to development not allocated in the Plan</p> <p>Area Lost to development</p> <table border="1"> <thead> <tr> <th>Planning App No.</th> <th>Proposal</th> <th>Location</th> <th>Area Lost</th> </tr> </thead> <tbody> <tr> <td colspan="4">2013 - 2014</td> </tr> <tr> <td>C/2013/0062</td> <td>The Circuit of Wales Project</td> <td>Land north of Rassau, Ebbw Vale</td> <td>344ha</td> </tr> <tr> <td colspan="3" style="text-align: right;">Total</td> <td>344ha</td> </tr> <tr> <td colspan="4">2014 - 2015</td> </tr> <tr> <td>C/2014/0210</td> <td>Proposed new Primary Care Resource Centre with ancillary pharmacy and associated car parking</td> <td>Land adjacent to Blaen y Cwm Primary School, Blaenavon Road, Brynmawr</td> <td>0.8ha</td> </tr> <tr> <td colspan="3" style="text-align: right;">Total</td> <td>0.8ha</td> </tr> <tr> <td colspan="4">2015 - 2016</td> </tr> <tr> <td colspan="4">There has been no loss.</td> </tr> <tr> <td colspan="4">2016 - 2017</td> </tr> </tbody> </table>			Planning App No.	Proposal	Location	Area Lost	2013 - 2014				C/2013/0062	The Circuit of Wales Project	Land north of Rassau, Ebbw Vale	344ha	Total			344ha	2014 - 2015				C/2014/0210	Proposed new Primary Care Resource Centre with ancillary pharmacy and associated car parking	Land adjacent to Blaen y Cwm Primary School, Blaenavon Road, Brynmawr	0.8ha	Total			0.8ha	2015 - 2016				There has been no loss.				2016 - 2017			
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2016 - 2017																																										

C/2016/0124	Erection of a steel frame stock building	Hafodarth Farm, Llanhilleth	0.03ha
C/2016/0225	Detached house	Land at Whitworth Terrace	0.15ha
Total			0.18ha
2017 - 2018			
There has been no loss			
As there was no loss of open space and greenfield land this year no trigger has been breached.			
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

The monitoring target of no net loss of greenfield and open space to development has been achieved for 2017 – 2018.

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

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. Unfortunately, since 2009, the FIT standard has been decreasing rather than increasing, however for the current year there has been no loss.

In terms of working towards the FIT standard of 2.4 hectares of recreational open space per 1,000 projected population, with no decrease in 2017-18, the trigger of no decrease has been achieved.

Tourism and Leisure developments completed

Schemes Completed

2014 – 2015	
TM1.4	Bedwellty House and Park
MU2	The Works – Ebbw Vale Leisure Centre
2015 – 2016	
TM1.1	Eastern Valley Slopes
2016 - 2017	
There has been no schemes completed on allocated sites for the current year	
2017 - 2018	
There has been no schemes completed on allocated sites for the current year	

Planning permission for mixed use development including the provision of a hotel has now lapsed on land at Bryn Serth. The land is currently for sale and is being actively marketed by Jones Lang Lasalle (JLL). The Council are also working with the landowners of the site to bring the site forward including the leisure development. There is no further progress on the remainder of the leisure hub on the Ebbw Vale Northern Corridor site (Policy MU1).

TM1.6 Nantyglo Roundhouse Towers was granted planning permission for the conversion of a barn to three holiday units last year. The applicant made a new planning application to vary the conditions of the original listed building consent, which delayed the start of work on site. Work has now started and should be completed by the end of the financial year 2018-19.

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 App. No.	Proposal	Location	Status
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			

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	Under construction
C/2017/0194	Change of use to Gym	Sirhowy Industrial Estate	Complete

In terms of the number of tourism projects completed per annum and the outcome requirement for 5 schemes to be completed by 2016 and a further project by 2021, with only 3 schemes being completed the 2016 target has not been achieved and the plan is unlikely to achieve the 2021 target.

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 Exogesis report which was based on a study undertaken in 2007. Further work to update this study has started and is currently ongoing. An update will be provided in

next year's AMR.

Notwithstanding this, the following projects to improve access to open space/greenspace have been undertaken during 2017-2018:

Beaufort Ponds and Woodlands LNR

Beaufort Ponds and Woodlands Preservation Society in partnership with Blaenau Gwent CBC continue to carry out management of the site which has now received a Green flag Award

Parc Nant Y Waun LNR

The Friends of Parc Nant-Y-Waun in partnership with Blaenau Gwent CBC continue to carry out management of the site which has now received a Green Flag Award

Trevor Rowson LNR

Nantyglo Action Group in partnership with BGCBC continue to carry out management of the site which has now received a Green Flag Award

Cwmcelyn Pond LNR

The Residents Association and Angling group do basic management on the site

Cwmtillery LNR

Cwmtillery Lakes Environmental Action Network (CLEAN) in partnership with Blaenau Gwent CBC continue to carry out management of the site and are currently undertaking footpath management and fencing repairs

Parc Bryn Bach LNR

Parc Bryn Bach has received a Green flag Award

Roseheyworth LNR

Cwmtillery Area Network of Community Organisations in partnership with Blaenau Gwent CBC continue to carry out management of the site

- Clear vegetation to manage walking routes
- Repair and upgrade surfaced paths
- Management of woodland

The Site is now regularly used by the local school and two forest school groups - Mini Me's & Wild Tots

Sirhowy Woodlands LNR

Sirhowy Valley Woodlands in partnership with Blaenau Gwent CBC continue to carry out a number of improvements and active site management

- Improvements to steps and footpaths
- Managing a community orchard
- Clearance of litter and fly tipping
- Improving biodiversity (wildflower seeding & planting, heather planting, grassland management)

WCVA Active Inclusion Project BGCBC & Groundwork Wales

- Engaging long term unemployed (over 25 age group)
- Environmental awareness training and Agored Qualifications. Resourced at Sirhowy Woodlands LNR site management, access improvements, grassland management, woodland management, tree planting, hedgerow planting

WCVA Active Inclusion Project. Tillery Action for You

- Engaging long term unemployed (16- 25 age group)
- Vegetation management of the borough's public rights of way and green spaces
- Repairs to fences, gates and green space infrastructure

<p>Grannies Wood, Llanhilleth. A project funded by RDP, BGCBC and Abertillery & Llanhilleth Community Council. Blaenau Gwent CBC in partnership with Llanhilleth Tenants & Residents Assoc</p> <ul style="list-style-type: none"> • Footpath creation to mining memorial (400m). Links to Ebbw Fach Trail • Woodland management • Drainage improvements • Site interpretation
<p>Brynithel Activities Group Continue to manage the area next to the Community Centre, which they are seeking funding to turn into a park. Planning permission submitted (c/2018/0164). Play engagement event was held in May half term, another one planned for the summer.</p>
<p>Festival Park A number of actions have been carried out on this site to improve biodiversity, both by the community group and growing spaces. The site has now received a Green Flag award.</p>
<p>School and community projects to improve greenspace, environment and habitats</p>
<p>Partnership with Gwent Wildlife Trust to manage green spaces such as The Works Community Basement, The Works Central Valley nature reserve, Silent Valley LNR & highway verges to Cwm by-pass.</p>
<p>Rivers</p> <ul style="list-style-type: none"> • Number of river cleans undertaken

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

Cycle Routes Completed

Policy	Location	Distance (metres)
T1.4	Cwm to Aberbeeg (phase 1 + 2)	2,782.12 m
T1.1	HoV Route linking 9 Arches Tredegar to Brynmawr	4,112.89 m
T1.3	HoV to Ebbw Vale and Cwm	3,385.77 m
T1.8	Brynmawr to Blaenavon	1,484.76 m
T1.9	Extension to Ebbw Fach Trail from Abertillery to Aberbeeg and completion of missing section through Blaina	2,929.7 3 m
(C/2015/0241)	Shared cycle/footpath on land between A465 and Nant Melyn, Rassau	2 m
Total		14,697.24 m

*denotes schemes completed this year

There has been no cycle routes completed for the current year, however, a total of 6 cycle routes have been completed, 5 of which are allocated and 1 is a community based development, with a combined length of approximately 9 miles or 14,697.24m.

In terms of the number of people with access to natural greenspace within 400m of their home and the outcome requirement to increase this from 65% to 77% by 2016, it has not been possible to comment on the exact percentage. However, given the number of projects undertaken to improve access, it is considered that the position has improved and the target of 80% by 2021 can be achieved.

The monitoring aim to increase opportunities for people to participate in active and healthy

communities is being met.	
PERFORMANCE:	G

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:																							
<p>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.</p> <p><u>The Amount of SSSI Lost to Development Per Annum</u> There has been no net loss of SSSI as a result of development.</p> <p>In terms of the requirement for no net loss of SSSI to development, the target has been achieved.</p> <p><u>The Amount of SINCs and LNRs Lost to Development per Annum</u></p> <table border="1"> <thead> <tr> <th>Year</th> <th>Loss of LNR (ha)</th> <th>Loss of SINC (ha)</th> </tr> </thead> <tbody> <tr> <td>Nov 2012-March 2013</td> <td>0</td> <td>0</td> </tr> <tr> <td>2013-2014</td> <td>0</td> <td>1.23</td> </tr> <tr> <td>2014-2015</td> <td>0</td> <td>0.8</td> </tr> <tr> <td>2015-2016</td> <td>0</td> <td>0</td> </tr> <tr> <td>2016 - 2017</td> <td>0</td> <td>0</td> </tr> <tr> <td>2017 - 2018</td> <td>0</td> <td>0</td> </tr> </tbody> </table> <p>There has been no net loss of LNR for the current year. There has been a small loss of 0.03ha of SINC as a result of development for 2017 – 2018, however due to an error, this area of land should not have been included as a SINC designation, therefore it has been decided this would not count as a loss.</p>			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
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																					

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

Developments which have an adverse impact on European Sites

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

In terms of the number of developments which have an adverse effect on European sites and the requirement for all sites to have a project level HRA where required, as no planning applications were received the target has been achieved.

Provision of Environmental Enhancements

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

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	Cwmcraehen Gypsy Site	Extension of Cwmcraehen 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

There has been one major application for the current year at the former NMC Factory in Brynmawr. Due to the nature of the development no enhancements were required from the developers. There has been no net gain or enhancement to the green infrastructure network from major applications this year.

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%*

* Please note that the * annual figure is based on a new methodology.

Source: Water Watch Wales

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

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

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

Permissions to incorporate measures designed to improve water quality where appropriate

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

In terms of permissions incorporating measures designed to improve water quality the target has been achieved.

Background air pollution

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

In terms of the requirement for no decrease in air quality within the County Borough the target has been achieved.

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

PERFORMANCE:

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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:																						
<p>The aim is to ensure that listed buildings and archaeological sites are protected, preserved and where appropriate enhanced. The monitoring targets to measure success are no loss of listed building or historic site, the number of listed buildings and archaeological sites enhanced and the number of listed or local buildings bought back into use for tourism.</p> <p><u>Loss of Listed Buildings and Historic Sites</u> There has been no loss of listed buildings or historic sites for 2017 - 2018.</p> <p>In terms of the number of listed buildings and historic sites and the requirement for no applications to result in a loss, the target has been met.</p> <p><u>Preservation and Enhancement of Listed Buildings and Archaeological Sites</u> In 2017-18, a planning application has been approved for the enhancement and preservation of listed buildings or archaeological sites.</p> <table border="1"> <thead> <tr> <th>Planning App. No.</th> <th>Proposal</th> <th>Location</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td colspan="4">2015-2016</td> </tr> <tr> <td>c/2015/0392</td> <td>Listed building consent granted to bring an existing barn into use for tourism</td> <td>Nantyglo Roundhouse Towers, Nantyglo</td> <td>Under construction</td> </tr> <tr> <td colspan="4">2017-2018</td> </tr> <tr> <td>c/2017/0059</td> <td>Replacement and reinstatement of features of the Grade II listed building</td> <td>NCB Social Club, The Circle, Tredegar</td> <td>Not started</td> </tr> </tbody> </table> <p>In terms of all applications to preserve or enhance a listed building or archaeological sites, the target is being met.</p> <p><u>Number of listed or local buildings of historical value brought into use for tourism</u></p>			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	Under construction	2017-2018				c/2017/0059	Replacement and reinstatement of features of the Grade II listed building	NCB Social Club, The Circle, Tredegar	Not started
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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	Under construction
<p>There have been no applications received to change the use of listed buildings to tourism use for the current year 2017-2018.</p> <p><u>List of Locally Listed Buildings of Historic Value</u></p> <p>A list of locally listed buildings and sites of historic value for Tredegar, Brynmawr and Blaina has been completed. The Heritage Officer in partnership with interested groups is currently working on a Local List for Abertillery which will be completed by the end of August. Work on the Ebbw Vale Local List will begin in September. Once that is completed work will begin on preparing Supplementary Planning Guidance (SPG) documentation.</p> <p>The outcome requirement to prepare a list of locally listed buildings of historic value by 2016 has not been achieved. However, the target to adopt the list by 2021 is likely to be achieved.</p> <p>The monitoring aim to ensure that listed buildings and archaeological sites are protected, preserved and where appropriate enhanced is being met.</p>			
PERFORMANCE:		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.										
<u>Number of years land bank of permitted aggregate reserves</u>										
The South Wales Regional Aggregates Working Party latest Annual Report is for 2016.										
<table border="1"> <thead> <tr> <th>Year</th> <th>No. of years land bank of permitted reserves</th> </tr> </thead> <tbody> <tr> <td>2013</td> <td>11.8</td> </tr> <tr> <td>2014</td> <td>10</td> </tr> <tr> <td>2016</td> <td>7</td> </tr> </tbody> </table>			Year	No. of years land bank of permitted reserves	2013	11.8	2014	10	2016	7
Year	No. of years land bank of permitted reserves									
2013	11.8									
2014	10									
2016	7									
<p>In terms of the number of years land bank of permitted reserves and the requirement for 100% provision of a 10 year land bank according to the latest available information (2016) the Plan has a 7 year land bank and has therefore broken the trigger of less than a 10 years land bank.</p>										
<u>The extent of primary land-won aggregates permitted expressed as a percentage of the total capacity required, as identified in the Regional Technical Statement</u>										
The latest RTS for South Wales identifies that Blaenau Gwent needs 4.25 million tonnes from 2011 to 2036 and had 3 million tonnes consented at the base date. This equates to 71% of the total capacity required. As no further consents have been granted this remains the same.										
The Plan identifies three preferred areas for mineral extraction to accommodate the requirement for a further 1.25 million tonnes: Adjacent Trefil Quarry, Tredegar; Tir Pentwys Tip, Llanhilleth; and Land South East of Cwm, Ebbw Vale. In terms of the outcome for 2016 of an application being received, a Scoping Opinion has been sought at Trefil Quarry but there is no set date for the receipt of the lateral extension application. The promoters of Land South East of Cwm are actively working on bringing the site forward but no planning application has been received or formal pre-application discussions held to date. In terms of Tir Pentwys Tip Torfaen County Borough Council have refused permission for the land within their Council area. The applicant has since appealed this decision and a hearing is to take place this autumn. As the access for developing Blaenau Gwent's site relies on the access in Torfaen it is unlikely that a planning application will be received for this Preferred Area.										

In terms of the extent of primary land-won aggregates permitted as a percentage of the total capacity required the figure is 71%. In terms of the outcome requirement for a planning application to be received by 2016 and consent granted by 2021 the Plan is behind target.

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

PERFORMANCE:

A

Monitoring Table: SP13

POLICY SP13	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Delivering Sustainable Waste Management	16	DM1, DM2, DM3 & DM20 W1
MONITORING AIM:	To ensure the delivery of sustainable waste management	
MONITORING INDICATOR:	Outcome by End of 2016	Outcome by End of Plan (2021)
Delivery of regional waste facilities	Residual project contract awarded	
	Organic projects contract awarded	
Amount of waste arising, and managed by management type	Meet Wise about Waste targets for reuse and recycling / composting for municipal waste to 58%	Meet Wise about Waste targets for re-use and recycling / composting for municipal waste to 64%
ANALYSIS OF RESULTS:		
<p>Policy SP13 is about the delivery of sustainable waste management in Blaenau Gwent. The outcomes being monitored are in relation to awarding contracts, completion of the regional waste facility and meeting recycling targets.</p> <p><u>Delivery of regional waste facilities</u></p> <p>The Residual Project Blaenau Gwent and Torfaen have joined the Tomorrow's Valley residual waste procurement partnership consisting of neighbouring authorities Merthyr Tydfil and Rhondda Cynon Taff County. The contract started on 1st April 2016 and will be in place for 25 years with the option to extend for a further 5 years. The procurement was supported by Welsh Government through the Wales Infrastructure Procurement Programme.</p> <p>In terms of the delivery of the regional waste facilities and the outcome requirement for the residual project contract to be awarded by 2016, as the contract has been awarded, the Plan is on target.</p> <p>The Organics Project 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 1st April 2018 and will be in place for 15 years with the option to extend for a further three years. The Procurement was completed by the Competitive Procedure with Negotiation procurement process and the procurement was supported by Welsh Government through the Wales Infrastructure Procurement Programme.</p> <p>In terms of the delivery of the regional waste facilities and the outcome requirement for the organics project contract to be awarded by 2016, as the contract was awarded in 2018, the Plan is slightly behind target.</p> <p><u>Amount of waste arising, and managed by management type</u> Our performance in relation to the recycling targets are as follows:</p>		

Towards Zero Waste Targets

Year	Towards Zero Waste Target	BG Performance
2012-13	52%	51.2%
2013-14		54.75%
2014-15		50%
2015-16	58%	49%
2016-17		56.77%
2017-18		56%

Source: Blaenau Gwent County Borough Council: Waste

This year has seen a slight decrease in recycling rates from last year and Blaenau Gwent has again failed to reach the 58% target set for 2016. However, the trigger point of -10% has not been broken.

In terms of meeting the recycling rate of 64% by 2021 the Council is taking actions to improve the recycling rates with plans in place to build a further recycling centre in the south of the Borough.

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 58% by 2016 the Plan at 56% remains behind target but may meet the outcome of 64% by 2021.

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

PERFORMANCE:

A

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.

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																						
<p>Employment by Sector Refer to LDP Monitoring Framework Table SP8 (b) for detail.</p> <p>In terms of maintaining the number of employee jobs in manufacturing at 5,300, at 1,300 below this figure the target has not been achieved. In terms of maintaining the number of employee jobs in construction and the target to increase the number from 800 to 1,000 by 2021 at 900 jobs the target has not been achieved. In terms of maintaining the number of employee jobs in the service industry and the target to increase the number from 12,700 to 13,797 by 2021 at 12,875 jobs the target has not been achieved.</p> <p>Amount of major Retail, Office and Leisure Development</p> <p>Retail Refer to LDP Monitoring Framework Table SP1 for detail.</p> <p>In terms of the amount of A1 land delivered and the outcome requirements of 9,100 sq m by 2016 and 11,500 sq m by 2021, as only 241.5 sq m has been delivered the 2016 target has not been achieved and it is unlikely that the 2021 target will be achieved.</p> <p>Office</p> <table border="1"> <thead> <tr> <th>Location</th> <th>Proposal</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td colspan="3">2014-15</td> </tr> <tr> <td>Land to the south east of Lime Avenue, The Works, Ebbw Vale</td> <td>48,000 sq m of B1 employment floorspace</td> <td>Not started</td> </tr> <tr> <td colspan="3">2015-16</td> </tr> <tr> <td>Former Rehobeth Congregational Church, Brynmawr</td> <td>An element of the redevelopment involves A2 use (up to 148 sq m)</td> <td>Complete in 2017-18</td> </tr> <tr> <td colspan="3">2016-17</td> </tr> <tr> <td>39 and 40 Rassau Industrial Estate, Ebbw Vale</td> <td>B1 employment floorspace</td> <td>Not started</td> </tr> </tbody> </table>			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 in 2017-18	2016-17			39 and 40 Rassau Industrial Estate, Ebbw Vale	B1 employment floorspace	Not started
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 in 2017-18																					
2016-17																							
39 and 40 Rassau Industrial Estate, Ebbw Vale	B1 employment floorspace	Not started																					

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	Not started

In terms of the amount of office development, 148 sq m of A2 development has been completed this year.

Tourism and Leisure
Refer to LDP Monitoring Framework Table SP9 for detail.

In terms of the number of tourism projects completed per annum and the outcome requirement for 5 schemes to be completed by 2016 and a further project by 2021, with only 3 schemes being completed the 2016 target has not been achieved and the plan is unlikely to achieve the 2021 target.

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

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

SA Objective 2	SA Indicators	
To increase levels of local employment and ensure distribution of employment	% of working age population that are economically active	G
	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 68.4%, the 2016 target has been achieved and progress is being made to achieve the 2021 target.		
<u>Earnings by Residence</u>		
Gross Weekly Pay for Full-Time Workers		
Year	Blaenau Gwent (£'s)	Wales (£'s)
2009	361.00	444.90
2013	404.50	476.90
2014	395.90	480.00
2015	403.50	487.60
2016	433.90	498.30
2017	491.30	505.90
Source: Nomis		
In 2017, the average gross weekly pay for full-time workers in Blaenau Gwent increased by £57.40. However, in Wales, in the same time period the increase at £7.60 was far less. The gap between Blaenau Gwent and Wales is the smallest to date.		

Hourly-Pay Excluding Overtime

Year	Blaenau Gwent (£'s)	Wales (£'s)
2013	10.13	12.00
2014	10.09	12.01
2015	10.55	12.30
2016	11.09	12.66
2017	12.00	12.75

Source: Nomis

In Blaenau Gwent, the hourly pay excluding overtime has increased since 2016, a difference of 91 pence whilst in Wales it has increased by 9 pence in the same period.

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

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

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

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

Source: Blaenau Gwent County Borough Council: Tourism

The table above sets out the number of day visitors to Blaenau Gwent. There has been a significant increase of 20,120 visitors since 2015.

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

Total Number of Stay Visitors

Year	Number of Stay Visitors
2012	125,900
2013	126,660
2014	131,320
2015	137,680*

2016	141,130
------	---------

Source: Blaenau Gwent County Borough Council: Tourism

*Please note that the 2015 figure reported in the last Annual Monitoring Report (2016-2017) was incorrect and has been corrected in the table above.

The table above sets out the number of stay visitors to Blaenau Gwent. The number of stay visitors has increased by 3,450 visitors since 2015.

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

Number of Tourism Facilities Completed per Annum

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

In terms of the number of tourism projects completed per annum and the outcome requirement for 5 schemes to be completed by 2016 and a further project by 2021, with only 3 schemes being completed the 2016 target has not been achieved and the plan is unlikely to achieve the 2021 target.

Amount of Revenue Generated by the Tourism Industry

The table below sets out the amount of revenue generated by the tourism industry. Since 2015, there has been a £2.4 million increase in revenue generated by this sector which is extremely positive for the area.

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

Source: Blaenau Gwent County Borough Council: Tourism

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

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

SA Objective 4	SA Indicators	
To enhance the vitality and viability of town centres	Annual vacancy rate in town centres	A
Monitoring Results	A	

Annual vacancy rate in town centres

Refer to the LDP Monitoring Framework Table SP3 (b) for detail.

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

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

In terms of reducing the vacancy rate in Brynmawr from a base level of 11.6% the target has not

been achieved.

In terms of reducing the vacancy rate in Tredegar from a base level of 12.4% the target has not been achieved and has breached a trigger.

In terms of reducing the vacancy rate in Blaina from a base level of 25% the target has been achieved.

The Plan is having a mixed impact on the objective to enhance the vitality and viability of town centres.

SA Objective: 5		SA Indicators	
To meet identified housing needs		Number of net additional affordable and general market dwellings built per annum	R
		Percentage of vacant residential properties	G
		Net additional Gypsy and Traveller units	G
Monitoring Results		A	
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
Total	697	514	1,211

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 1,211 the Plan is behind target and is unlikely to meet the outcome for 2021.

Percentage of Vacant Residential Properties

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

In terms of decreasing the vacancy rate of residential properties to 4.5% by 2016 and 4% by 2021 the Plan is on target.

Net Additional Gypsy and Traveller Units

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

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

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

SA Objective: 6	SA Indicators	
To improve the quality of housing stock	Number of houses meeting Welsh Housing Quality Standard	G
Monitoring Results	G	

Number of houses meeting Welsh Housing Quality Standard

United Welsh have 980 properties in Blaenau Gwent – all but 2 of which are WHQS compliant.
 Melin has 364 properties in Blaenau Gwent – all of which are WHQS compliant
 Linc Cymru has 585 properties in Blaenau Gwent – all of which are WHQS compliant.
 Tai Calon has 6,099 properties in Blaenau Gwent – 100% of which are WHQS compliant.

Therefore a total of 8,026 houses meet the Welsh Housing Quality Standard this is an increase from last year.

Year	Number of houses meeting Welsh Housing Quality Standard
2014	4,129
2015	7,000
2016	8,038
2017	8,103
2018	8,026

In terms of the number of houses meeting the Welsh Housing Quality Standard the Plan is having a positive impact.

The Plan is having a positive impact on the objective to improve the quality of housing stock.

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

% 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%

Affordable housing was negotiated on 66% of eligible planning permissions.

In terms of the percentage of eligible residential planning permissions where affordable housing has been negotiated at 66% the Plan is having a positive impact.

Average House Price to Income Ratio

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

Source: Nomis and Land Registry

In March 2018 the average house price was £83,280 (Land Registry) whereas the average earnings were £25,547.7 (Nomis 2017). This gives a ratio of 3.26.

In terms of average price to income ratio this year has seen a slight decrease to 3.26.

The Plan is having a positive impact on the objective to secure the delivery and maintenance of quality affordable housing.

SA Objective 8	SA Indicators		
To improve educational attainment and increase skills levels	Delivery of learning infrastructure	G	
	Proportion of new employment opportunities that offer training schemes secured through S106 agreements on major schemes	G	
Monitoring Results	G		
Delivery of Learning Infrastructure			
Refer to LDP Monitoring Framework Table SP8 (b) for detail.			
<p>In terms of the delivery of learning infrastructure and the outcome requirement for the completion of the learning zone by 2016 the target has been achieved. The Plan is also on target for the completion of the new primary school on the Six Bells Colliery site by 2021.</p>			
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

There have been no planning permissions granted for major employment schemes in the period 2017-18.

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

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

SA Objective 9	SA Indicators	
To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	The percentage of the total length of rights of way in the local authority area, that are easy to use by the general public	A
	Accessibility by hubs – Number of highway and public transport schemes implemented	A
Monitoring Results	A	

The percentage of the total length of rights of way in the local authority area, that are easy to use by the general public

Year	Total Length of PROW	PROW Accessible to the General Public	Percentage Accessible to the General Public
2013 - 2014	300,984 metres	295,086 metres	98.07%
2014 - 2015	300,984 metres	241,289 metres	80.2%
2015 - 2016	300,984 metres	242,589 metres	80.6%
2016 - 2017	301,392 metres	243,805 metres	80.9%
2017 - 2018	301,392 metres	243,805 metres	80.9%

Source: Blaenau Gwent County Borough Council: Green Infrastructure

The total length of public right of way network in Blaenau Gwent has remained the same at 301,392 metres of which 243,805 (2017-18) metres are accessible by the general public. Therefore the percentage of the total length of rights of way in the local authority area that is accessible by the general public is 80.9%.

The Plan is not currently having a positive impact on the percentage of the total length of rights of way in the local authority area that are easy to use.

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

Refer to LDP Monitoring Framework Table SP6 for detail.

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

The Plan is currently not having a positive impact on the objective to improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community.

SA Objective 10	SA Indicators	
To promote community health, social care and well-being	Community satisfaction / perceptions	-
	Overall index of multiple deprivation	R
	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
	Adult participation in sport in the previous four weeks	-
	Percentage of primary school pupils in Blaenau Gwent who attend a leisure or sports centre once a week or more often	-
	Percentage of primary school pupils who took part in an extra curricular club	-
	Percentage of secondary school pupils who took part in a club outside school	-
Monitoring Results	A	
<p>Community Satisfaction / Perceptions Blaenau Gwent County Borough Council have not undertaken a community satisfaction survey this year. Welsh Government undertakes an annual National Survey for Wales. Previous Annual Monitoring Reports included results for the question is the Local Authority doing all It can to improve the local area. This question is not included in the 2017/18 survey so no results can be shown for this year.</p>		
<p>Overall Index of Multiple Deprivation The Welsh Index of Multiple Deprivation (WIMD) has not been recalculated since 2014 therefore there is no update to report. The next WIMD is planned for 2019 following a user survey conducted in 2016. In 2014, Blaenau Gwent (23.4%) had the highest proportion of communities in the most deprived 10% in Wales. The proportion of communities in the most deprived 10% in Wales has fallen in Merthyr Tydfil from 25% in 2011 to 22.2% in 2014, whilst the proportion has remained the same for Blaenau Gwent.</p> <p>Although the WIMD won't be recalculated until 2019, some of the indicators that make up the WIMD are updated annually. In 2017 Blaenau Gwent has the highest percentage of its population (21%) in income deprivation in Wales. It also has the highest percentage of its working age</p>		

population (15%) claiming employment related benefits, whereas the average in Wales is 10%.

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

Hectares of Recreational Open Space per 1,000 Population

Refer to the LDP Monitoring Framework Table SP9 for details.

In terms of working towards the FIT standard of 2.4 hectares of recreational open space per 1,000 projected population as the figure has remained at 0.99 ha therefore the Plan is having a negative impact.

Number of Leisure Facilities Completed per Annum

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

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

Delivery of Health Infrastructure

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

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

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

Refer to LDP Monitoring Framework Table SP9 for details.

In terms of the number of people with access to natural greenspace within 400m of their home and the outcome requirement to increase this from 65% to 77% by 2016 it is not possible to comment on the exact percentage. However given the number of projects undertaken to improve access it is considered that the position has improved and the target of 80% by 2021 can be 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%

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.

Adult participation in sport in the previous four weeks

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

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

Source: Active Adults Survey, Sports Wales

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

Schools are currently undertaking the survey and results will be published in the autumn of 2018. The results will therefore be published in the 2019 Annual Monitoring Report.

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

Source: School Sport Survey (2015)

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

Schools are currently undertaking the survey and results will be published in the autumn of 2018. The results will therefore be published in the 2019 Annual Monitoring Report.

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

Source: School Sport Survey (2015)

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

Schools are currently undertaking the survey and results will be published in the autumn of 2018. The results will therefore be published in the 2019 Annual Monitoring Report.

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

Source: School Sport Survey (2015)

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

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

SA Objective 11	SA Indicators	
To reduce crime, social disorder and fear of	Percentage of large new housing sites	G

crime	that meets the 'secured by design' certification criteria	
Monitoring Results	G	
<p><u>Percentage of new housing sites that meets the 'secured by design certification criteria'</u> Two out of the three full applications granted are compliant with 'secure by design criteria'.</p> <p>In terms of the percentage of housing sites that meets the 'secured by design certification criteria' at 66% the Plan is on target.</p> <p>The Plan is having a positive impact on the objective to reduce crime, social disorder and fear of crime.</p>		

SA Objective: 12		SA Indicators	
To encourage modal shift from private transport to sustainable transport	Frequency of buses between hubs		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		-
Monitoring Results	A		
<p><u>Frequency of buses between hubs</u> The following list identifies the main bus services that currently operate within Blaenau Gwent:</p>			
SERVICE	ROUTE AND TIMINGS	OPERATOR	
X4*	Cardiff-Merthyr-Tredegar-Ebbw Vale-Brynmawr-Abergavenny-Herford (2 hourly to Hereford every 30mins at busy times and hourly throughout the rest of the day to Abergavenny)	Stagecoach	
X15*	Brynmawr-Abertillery-Newport (every 30 mins at busy times and hourly service for the rest of the day)	Stagecoach	
E2	Ebbw Vale-Hilltop (circular every 30mins)	Stagecoach	
E3*	Brynmawr-Abertillery-Ebbw Vale-Garnlydan (hourly service)	Stagecoach	
E4	Ebbw Vale-Garnlydan (every 30 mins)	Stagecoach	
E11*	Tredegar Peacehaven-Ebbw Vale (hourly service)	Harris Coaches	
E12	Tredegar-Dukestown (hourly)	Harris Coaches	
E14	Tredegar-Gwent Way (hourly service)	Harris Coaches	
4	Tredegar – Cefn Golay-Rhymney – Pontlottyn and Ystrad Ysbyty Fawr(hourly service)	Harris & Stagecoach	
20	Tredegar – Waundeg-Rhymney Station (30 mins at busy times otherwise hourly service)	Harris Coaches	
52	Abertillery-Newbridge-Blackwood (every hourly service)	Stagecoach	
56	Tredegar-Blackwood-Newport (30 mins at busy times)	Stagecoach	

	otherwise hourly)	
3/S	Abergavenny-Gilwern-Brynmawr (4 services a day)	Stagecoach
1	Abertillery-Cwmtillery-Brynithel-Hillcrest-Abertillery (hourly service)	Henleys Bus Service
3	Abertillery-Arael View (every 30 mins)	Henleys Bus Service
X1*	Brynmawr-Abertillery-Pontypool-Cwmbran (hourly)	Phil Anslow
31	Brynmawr to Forgeside (hourly)	Phil Anslow

* denotes links between hubs

In terms of frequency of buses between hubs this varies between 2 and 4 per hour. Two services have been lost since last year: Ebbw Vale to Cwmbran an hourly service; and Crosskeys to Abergavenny (although this only ran 1 service a day on a Tuesday).

Frequency of public transport to Cardiff or Newport

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

Monday-Saturday: 1 train per hour (First train, 06.35, last train, 22:37);

Sunday: 1 train every 2 hours (First train, 8.49, last train, 22:32)

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

There is a bus service every 30 mins at busy times and hourly at other times to Newport from Tredegar, Brynmawr and Abertillery.

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

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

No contributions have been secured this year.

Year	No of improvements	Value of contributions
2009-2014	5	£50,000
2014-2015	0	0
2015-2016	0	0
2016-2017	0	0
2017-2018	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 SINCLost to development per annum	G
	Area of LNR lost to development per annum	G
	Number of Environmental Enhancements	G
Monitoring Results	G	

Number of developments which have an adverse effect on European sites

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.

Area of SSSI lost to development per annum

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.

Amount of protected woodland and trees lost to development per annum

The amount of trees protected by a Tree Preservation Order (TPO) that have been lost this year through development are set out in the table below:

2016-2017		
Plan Permission	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		
Plan Permission	Location	Comments
No loss of protected trees or woodland		

In terms of the amount of protected woodland and trees lost to development per annum there was no loss this year. The Plan is therefore on target for the current year.

Area of SINCLost to development per annum

Refer to LDP Monitoring Framework Table SP10 for detail.

In terms of the requirement for no net loss of SINCLost 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.		
Capital works are ongoing at 10 Castle Street, 38 Castle Street, 4/5 the Circle and the Tredegar Arms Public House, The Circle, Tredegar. A planning application has also been approved for enhancement work to the NCB Club. Townscape Heritage Initiative grant offers are likely to be made on several other properties in the Conservation Area and an update will be provided in next year's Annual Monitoring Report. In addition, environmental landscape works (dry stone walling etc.) in the vicinity have also been completed.		

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.

Number of listed buildings and historic sites

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

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

Number of listed buildings or archaeological sites enhanced

Refer to Monitoring Framework Table SP11 for detail.

In terms of all applications to preserve or enhance listed buildings or archaeological sites, the target is being met.

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

Refer to LDP Monitoring Framework Table SP11 for detail.

There have been no applications to change the use of a listed building for tourism use. #

The number of scheduled ancient monuments having undergone positive management works

There have been no scheduled ancient monuments that have undergone positive management works in 2017 - 2018.

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

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 only 4 monument management plans in place. There are no historic assets that have undergone monument management plans in 2017 - 2018.

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

In terms of the number of historic assets that have an approved monument management in place

there has been no change in 2017 - 2018.

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 recently been improved and is in excellent condition.

Where it is required 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	G
	Average density of housing development permitted on allocated sites	G
	Number of land reclamation schemes completed per annum	R
Monitoring Results	A	
<p><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.</p> <p>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 86%, is on target.</p> <p><u>Average density of housing development permitted on allocated sites</u> Refer to LDP Monitoring Framework Table SP7 (b).</p> <p>In terms of the average density of housing development permitted on allocated sites the average density this year is 35.7 which is slightly above the 35 average the Plan is based on.</p> <p><u>Number of land reclamation schemes completed per annum</u> Refer to LDP Monitoring Framework Table SP7 (b).</p> <p>In terms of the number of land reclamation schemes completed per annum and the outcome for 2 schemes to be completed by 2016 and 4 by 2021 the Plan, having completed none, has failed to meet the outcome.</p> <p>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.</p>		

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			G																	
Monitoring Results		G																			
<p><u>No. and area of contaminated land site remediated through new development</u> In terms of the number and area of contaminated land sites to be remediated through development there have been three within 2017 - 2018.</p> <table border="1"> <thead> <tr> <th>Year</th> <th>No. of contaminated land sites to be remediated through development</th> <th>Area of contaminated land to be remediated through development (ha).</th> </tr> </thead> <tbody> <tr> <td>2012 - 2014</td> <td>5</td> <td>2.93</td> </tr> <tr> <td>2014 - 2015</td> <td>0</td> <td>0</td> </tr> <tr> <td>2015 - 2016</td> <td>1</td> <td>1.85</td> </tr> <tr> <td>2016 - 2017</td> <td>0</td> <td>0</td> </tr> <tr> <td>2017 - 2018</td> <td>3</td> <td>3.67</td> </tr> </tbody> </table>				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
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																			
<p>The Plan is having a positive impact on the objective to conserve soil resources and their quality.</p> <p><u>Area of greenfield land lost to development (ha) which is not allocated in the plan</u> Refer to LDP Monitoring Framework Table SP9.</p> <p>The monitoring target of no net loss of greenfield land lost to development which is not allocated in the plan has been achieved for 2017 – 2018.</p>																					

SA Objective 17		SA Indicators																	
To reduce emissions of greenhouse gases, in particular carbon dioxide	Greenhouse gas emissions (CO ₂ equivalent) by sector and per capita (tonnes per year)	G																	
					G														
Monitoring Results		G																	
<p>The table below shows the Local Authority Carbon Dioxide Figures (2015) by sector in Blaenau Gwent. The most up to date information available is for 2016 which was published in June 2018.</p> <p><u>Carbon Dioxide Emissions per Capita, by sector in Blaenau Gwent, 2011 (tonnes per capita)</u></p> <table border="1"> <thead> <tr> <th>Year</th> <th>Industry & Commercial</th> <th>Domestic</th> <th>Transport</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>2007</td> <td>2.4</td> <td>2.6</td> <td>1.2</td> <td>6.3</td> </tr> <tr> <td>2008</td> <td>2.5</td> <td>2.5</td> <td>1.2</td> <td>6.2</td> </tr> </tbody> </table>					Year	Industry & Commercial	Domestic	Transport	Total	2007	2.4	2.6	1.2	6.3	2008	2.5	2.5	1.2	6.2
Year	Industry & Commercial	Domestic	Transport	Total															
2007	2.4	2.6	1.2	6.3															
2008	2.5	2.5	1.2	6.2															

2009	1.9	2.3	1.1	5.3
2010	2.1	2.4	1.1	5.6
2011	1.8	2.1	1.1	5.0
2012	2.0	2.2	1.1	5.3
2013	2.0	2.2	1.1	5.3
2014	1.7	1.7	1.1	4.5
2015	1.3	1.6	1.1	4.0
2016	1.4	1.6	1.2	4.2

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

According to the data available from DECC, the CO₂ emissions in Blaenau Gwent per head of population are significantly less than 2007. This could be attributed to the economic recession and the reduced industrial activity. The most recent data for 2016 shows a slight increase in all sectors apart from the domestic sector which has remained the same. This could be attributed to the construction and opening of the new Heads of the Valleys Road. These figures require on-going monitoring to ensure that improved economic conditions in the future don't lead to an increase in CO₂ emissions.

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

SA Objective: 18	SA Indicators
To reduce waste generation and maximise reuse and recycling	Amount of re-use and recycling/composting of municipal waste A
Monitoring Results	A
<p><u>Amount of waste arising and managed by management type</u> Refer to LDP Monitoring Table SP13 for details.</p> <p>In terms of the amount of waste arising and the outcome to meet the Wise about Waste targets for reuse and recycling/ composting for municipal waste of 58% by 2016 and 64% by 2021 the Plan at 56% is behind target.</p> <p>The Plan is having a mixed impact on the objective to reduce waste generation and maximise reuse and recycling.</p>	

SA Objective 19	SA Indicators
To maintain current air quality	Estimated background air quality G
Monitoring Results	G
<p><u>Background air pollution</u> Refer to LDP Monitoring Framework Table SP10 for details.</p>	

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

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

SA Objective 20	SA Indicators	
To maintain current low levels of vulnerability of all development to flooding	Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests	G
Monitoring Results	G	
<p>Amount of development permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests Refer to LDP Monitoring Table SP7 (c).</p> <p>In terms of the amount of development permitted in C1 and C2 flood plain areas not meeting all TAN 15 tests the figure for 2017-2018 is 0.</p> <p>The Plan is having a positive impact on maintaining the current low levels of vulnerability of all development to flooding.</p>		

SA Objective 21	SA Indicators																			
To promote the use of sustainably sourced products and resources	Use of reclaimed and sustainably sourced materials for construction	A																		
Monitoring Results	A																			
<p>Use of reclaimed and sustainability sourced materials for construction It was suggested in the 2013-2014 AMR that this information is only collected for major schemes.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 35%;">Proposal</th> <th style="width: 30%;">Application type</th> <th style="width: 35%;">Use of reclaimed and sustainably sourced material secured</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="background-color: #cccccc;">2014-2015</td> </tr> <tr> <td>Primary care resource centre on land adjacent to Blaen y Cwm School in Brynmawr</td> <td>Full</td> <td>Yes</td> </tr> <tr> <td>Proposed factory extension to provide additional warehousing facilities at Zorba Delicacies on Rassau Industrial Estate</td> <td>Full</td> <td>No</td> </tr> <tr> <td>B1 employment use on land to the south east of Lime Avenue</td> <td>Outline</td> <td>Will be dealt with as Reserved Matters</td> </tr> <tr> <td>Residential development at</td> <td>Outline</td> <td>Will be dealt with as Reserved</td> </tr> </tbody> </table>			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	Outline	Will be dealt with as Reserved
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B1 employment use on land to the south east of Lime Avenue	Outline	Will be dealt with as Reserved Matters																		
Residential development at	Outline	Will be dealt with as Reserved																		

the former Rhyd y Blew reservoir		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.
<p>The Plan is having a mixed impact on the objective to promote the use of sustainably sourced products and resources.</p>		

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	
<p><u>Capacity of renewable energy developments installed per annum</u> Refer to Monitoring Table SP7 (a) for detail.</p> <p>0.5 MW of renewable energy developments have been installed in 2017-18, the Plan is therefore having a positive impact.</p> <p><u>Capacity of low carbon energy developments installed per annum</u> Refer to Monitoring Table SP7 (a) for detail.</p> <p>0 MW of low carbon energy developments have been installed in 2017-18. However taking into account previous years, the plan is moving in the right direction and having a positive impact.</p> <p>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.</p>		

SA Objective 23	SA Indicators	
To conserve and enhance surface and ground water quality	Percentage surface water (natural water bodies) of Overall Good Status	A
	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 have not been updated since 2015 for local authorities, however up-to-date data is available via the Geo-portal Lle and Water Watch Wales.

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

Year	Percentage surface water (natural water bodies) of Good Ecological Status
2014 (2013 figures)	42%
2015 (2014 figures)	Lakes 50% Rivers 37.5% 42.8% overall
2016 (2015 figures)	Lakes 0% Rivers 33.3% 33.3% overall
2017 (2016 figures)	Lakes 0% Rivers 33.3% 33.3% overall
2018 (2017 figures)	Lakes 0% Rivers 33.3% 33.3% overall

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

In terms of the percentage of surface water of good overall status, there has been no change in the figures from last year.

Percentage groundwater of Overall Good Status (quality and levels)

Year	Percentage Groundwater Overall Status (natural water bodies) of Good Ecological Status
2014 (2013 figures)	50%
2015 (2014 figures)	50%
2016 (2015 figures)	50%
2017 (2016 figures)	50%
2018 (2017 figures)	50%

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

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

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

0% of planning applications have been granted in sewered areas where there is no capacity and no planned upgrades. 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																			
<u>Proportion of valued landscape lost to development</u>																				
There has been no major planning application proposed outside the settlement boundary and within a Special Landscape Area for the current year, therefore there has been no loss in valued landscape.																				
<table border="1"> <thead> <tr> <th>Year</th> <th>Area of valued landscape lost to development (ha)</th> <th>Proportion of valued landscape lost to development</th> </tr> </thead> <tbody> <tr> <td>2013-2014</td> <td>236 ha</td> <td>3%</td> </tr> <tr> <td>2014-2015</td> <td>0 ha</td> <td>0%</td> </tr> <tr> <td>2015 - 2016</td> <td>0 ha</td> <td>0%</td> </tr> <tr> <td>2016 - 2017</td> <td>0 ha</td> <td>0%</td> </tr> <tr> <td>2017 - 2018</td> <td>0 ha</td> <td>0%</td> </tr> </tbody> </table>			Year	Area of valued landscape lost to development (ha)	Proportion of valued landscape lost to development	2013-2014	236 ha	3%	2014-2015	0 ha	0%	2015 - 2016	0 ha	0%	2016 - 2017	0 ha	0%	2017 - 2018	0 ha	0%
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%																		
In terms of the proportion of valued landscape lost to development there was no loss this year.																				
<u>Number of new developments exceeding TAN 11 or BS4142 Noise Requirements</u>																				
The information below is based on major planning applications. There 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.																				
<table border="1"> <thead> <tr> <th>Planning App. No.</th> <th>Location</th> </tr> </thead> <tbody> <tr> <td colspan="2">2016 - 2017</td> </tr> <tr> <td>C/2016/0226</td> <td>Land adjacent to Bethany Baptist Chapel, Six Bells</td> </tr> <tr> <td>C/2016/0151</td> <td>Cwmcrachen Gypsy Site, Nantyglo</td> </tr> <tr> <td>C/2016/0158</td> <td>Land to rear of units 39 and 40 Rassau Industrial Estate, Ebbw Vale</td> </tr> <tr> <td colspan="2">2017 - 2018</td> </tr> <tr> <td>C/2017/0019</td> <td>Former NMC Factory Site, Brynmawr</td> </tr> </tbody> </table>			Planning App. No.	Location	2016 - 2017		C/2016/0226	Land adjacent to Bethany Baptist Chapel, Six Bells	C/2016/0151	Cwmcrachen Gypsy Site, Nantyglo	C/2016/0158	Land to rear of units 39 and 40 Rassau Industrial Estate, Ebbw Vale	2017 - 2018		C/2017/0019	Former NMC Factory Site, Brynmawr				
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In terms of the number of major applications granted that include conditions relating to light pollution, 1 Major Planning Application was received during 2017-2018. It was determined however that no condition relating to light pollution was required. Therefore a return of no applications has been recorded for the current year.

App No	Location
2016-2017	
C/2016/0226	Land adjacent to Bethany Baptist Chapel, Six Bells
2017 - 2018	
None	

No planning permission has been granted that includes 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 has been designated as Special Landscape Areas (7,614 ha).

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

This information has remained unchanged since last year.

In terms of the proportion of landscape characterised and managed, as 100% is characterised and 548 ha are subject to management plans, 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 2018 AMR is the fifth monitoring report to be prepared since the adoption of the LDP in November 2012. The findings of the AMR provide an important opportunity for the Council to assess the effectiveness of the Plan and to determine whether or not it needs to be reviewed.

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

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

6.3 The LDP provides a robust platform for sustainable growth and regeneration for the next three years as the area comes out of recession. Welsh Governments initiatives such as the Valleys Taskforce and the promise of £25 million pounds investment over the next 3 years in 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 the 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 Community Plan objectives and local community needs.

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

6.9 As section 3 indicates there were a number of changes in national planning policy guidance. However the Council has undertaken a review and these changes will be considered as part of the revised Plan. 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 2017-2018 indicate that the targets in respect of 5 out of 19 monitoring aims are on-going, being met or exceeded and 7 monitoring aims are not currently being achieved but the situation can be overcome without immediate intervention or sufficiently progressed not to require direct intervention. The remaining 7 are currently falling short of the required pattern of delivery.

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

6.13 In terms of the Sustainability Appraisal monitoring the results indicate that the Plan is having a positive impact in respect of the majority (13) of the sustainability objectives; not having a positive or are having a mixed impact on 10 of the objectives; and is having a negative impact on 1 objective. 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 positive impact on aspects of sustainability.

6.14 No new Supplementary Planning Guidance (SPG) documents have been approved since 2017.

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 directly attributable to the impact of the global economic recession on the operations of the housing and commercial markets. The reduction in new investment in housing and commercial development during the recession inevitably had an adverse impact on the delivery of some elements of the LDP.

6.16 It is becoming increasingly clear that the original housing requirement figure based on the 2008 household projection is too high. It was based on a period of growth whereas what we have experienced is a recession. This has meant low housing completions for 12 out of the 15 year Plan period. Use of the residual method for calculating the five year

supply means that in the last three years of the Plan we need to build over 550 houses per annum which is an unattainable target.

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

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

Policy	Monitoring Aim
SP1: Northern Strategy Area – Sustainable Growth and Regeneration	To ensure sustainable growth and regeneration in the north of the Borough
SP2: Southern Strategy Area – Regeneration	To ensure regeneration in the south of the Borough
SP3 (a): The Retail Hierarchy and Vitality and Viability of the Town Centres	To ensure town centres thrive through the implementation of the retail hierarchy
SP4 (a): Deliver Quality Housing	To secure construction of 3,500 net additional dwellings by 2021 and halt population decline
SP4 (b): Delivering Quality Housing	To ensure the delivery of 1,000 affordable dwellings, 335 of which through planning obligations
SP5 (a): Spatial Distribution of Housing	To ensure that housing is delivered in all areas in accordance with the strategy
SP8: (a) Sustainable Economic Growth	To ensure sufficient employment land is provided to increase economic activity

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 has undertaken a full review of the Plan and determined that a full revision of the Plan is required.

SUMMARY AND 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 5 out of 19 monitoring aims which is a slight improvement from last year (4). The number of monitoring aims identified as not being achieved has remained at 7 this year. In terms of the number of trigger levels breached with a reduction of 1 there has been a slight improvement. Whilst improvements have been made this year the Plan is still not performing in areas such as retail, housing, and employment.

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

6.23 The statutory 4-year review of the Plan has been completed and recommends a full revision procedure should be followed to replace the Plan. A Delivery Agreement has been prepared and will be considered by the Council in October 2018.

Recommendation

As a result of the findings of the Annual Monitoring Report for 2018 it is recommended that:

1. AMR recommendations should be followed to help ensure identified under-performance in certain areas does not become a more acute, extensive and longer term trend.
2. Work commences on preparing the replacement plan.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
Mixed Use Sites			
MU1	Ebbw Vale Northern Corridor	<p>Strategic mixed-use employment site – on land at Rhyd-y-Blew (29.8 ha of which 13.2 ha is the indicative developable area)</p> <p>Employment and road side services - at Bryn Serth (22.8 ha of which 10.5 ha is the indicative developable area)</p> <p>Commercial leisure hub – commercial leisure and associated A3 uses (4 ha)</p> <p>Residential - 805 homes including 10% affordable housing on three parcels of land (23 ha) <i>(It should be noted that not all of the existing facilities are required to relocate to enable the provision of 805 homes)</i></p>	<p>Part of Enterprise Zone and part of Ebbw Vale Innovation Corridor (EVIC). Full application approved (2013/0199) in February 2014 for access and engineering works which have been completed. The sewerage connection works have also been completed. The infrastructure works make the site ready and suitable for inward investment</p> <p>Part of Enterprise Zone and Part of EVIC Outline planning (2002/0061 & 2010/0269) permission for mixed-use development including employment and road side services (A3, C1, B2 & B8 uses) has lapsed. The Council are however currently working with the landowners of the site to bring the site forward.</p> <p>Part of EVIC Partly covered by mixed use planning permission which has now lapsed. The Council are however currently working with the landowners of the site to bring the site forward including the leisure development.</p> <p>Part of EVIC Outline planning application (2013/0170) for 250 housing units on the former reservoir site has been granted subject to the signing of a S106 agreement. A draft S106 has been prepared as a result of which further viability work is being undertaken.</p> <p>The Regeneration department of the Council is working in partnership with RSL partners and the private sector to bring forward parts of the Ebbw Vale Northern Corridor site (former comprehensive school (209 units) and college site (74 units). Planning</p>

Policy Ref.	Site Name	Description	Progress
		<p>A network of green links – to allow the effective integration of the SINC's and other key habitat areas</p>	<p>applications for these are imminent. Regeneration are also working with landowners of another parcel of land on the MU1 site – a planning application for this site has recently been submitted.</p> <p>Part of EVIC These are being secured through S106 contributions and/or on site works.</p>
MU2	'The Works', Ebbw Vale	<p>Aneurin Bevan Hospital – a 96 bed Local General Hospital;</p> <p>The Central Valley & Wetlands Park – a green corridor running through the site</p> <p>Environmental Resource Centre – Provides an education facility for local children and the community to explore the heritage and ecology of the site</p> <p>Employment – 5 ha of commercial and business space primarily located adjacent to the hospital site</p> <p>Residential – Approximately 520 homes at varying densities across the site built to higher than nationally required standards and including 20% affordable housing</p> <p>Learning Zone – The Learning Zone includes the provision of education and training for 14-19 year olds. The Works site will also include a 21st Century 3-16 School over two sites that will</p>	<p>The development is complete.</p> <p>The development is complete.</p> <p>The development is complete.</p> <p>Part of Enterprise Zone and part of EVIC. The REGAIN building is complete providing 500 sq m of floorsapce and covers a wider site area of 0.18 ha. Outline planning permission has been granted for B1 employment use on 1.8 ha of land to the south east of Lime Avenue.</p> <p>Part of EVIC 5 sustainable houses have been completed on the site. A Design and Masterplan for The Works was adopted in October 2013. A Development Brief for the Northgate residential area has been adopted. A Flood Consequence Assessment has been undertaken for the site. Savills are preparing to market the site in autumn 2018.</p> <p>The development is complete.</p>

Policy Ref.	Site Name	Description	Progress
		<p>provide; primary education; an integrated children's centre, secondary education and the relocated Pen y Cwm Special School</p> <p>Leisure Centre and Sports Fields – A new leisure centre and sports pitches will be developed to provide new leisure amenities for the community</p> <p>Arts Centre – A new arts centre will be developed to provide a community and professional arts/cultural event programme</p> <p>Basement Strategy – A range of uses are being considered for the basements including sports and leisure, exhibition space, summer markets for food & craft including a café, education and recreation facilities</p> <p>Retail – The retail element will only consist of local convenience facilities, including local shops and smaller commercial units;</p> <p>Energy Centre – A centralised energy hub.</p> <p>Family History & Genealogy Visitor Centre – The Former General Offices (Grade II* Listed Building) is to become a visitor centre bringing industrial heritage to life and showcasing one of the largest archives in Wales.</p> <p>Public Realm – Focus on a sequence of public squares running through the site.</p>	<p>The development is complete.</p> <p>Part of EVIC Significant funding issues are causing a delay in the project coming forward.</p> <p>On-going</p> <p>Part of EVIC The development has not started.</p> <p>The development is complete.</p> <p>The development is complete.</p> <p>The development is complete.</p>
MU3	NMC Factory and Bus Depot, Brynmawr	<p>Residential – maximum of 60 homes including 10% affordable housing; and</p> <p>Commercial / Leisure/ Community Facility opportunity</p>	<p>Full planning permission for a restaurant (A3) and outline planning permission for a convenience retail unit (A1), a comparison retail unit (A1) and a flexible unit (A1, A2, A3) on the former NMC Factory site has been</p>

Policy Ref.	Site Name	Description	Progress
		to act as an active link between Brynmawr District Town Centre and Lakeside Retail Park	approved. No development has commenced on site. However a number of planning application conditions have been discharged relating to signage, highway works and contamination. The factory buildings have also been demolished on 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	Part of EVIC The Cableway is complete. Part of EVIC 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	Part of EVIC No progress to date Part of EVIC 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	Part of EVIC 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	In December 2017, planning permission has been granted (c/2017/0297) to allow an extension of the statutory time period for commencement of works on land to the north of Festival Shopping. The development has not started.
R1.3	Extension to Tesco Stores, North West Approach, Ebbw Vale	1,700 sq m of convenience and comparison	Planning permission has now lapsed.
R1.4	Market Street, Ebbw Vale	600 sq m of comparison floorspace	Part of EVIC The site is currently being used as a car park. No progress to date.
Housing			
H1.1	Willowtown School, Ebbw	Allocation for 22 units.	Part of EVIC The school building has been

Policy Ref.	Site Name	Description	Progress
	Vale	Planning Permission has not been granted.	demolished. Discussions are on-going regarding development of this site.
HC1.1	North of Cwmyrdderch Court Flats, Ebbw Vale	Committed housing site for 16 units. The site is a self-build site.	3 units built on site. There are currently no further units under construction. The site is under construction.
HC1.2	Letchworth Road, Ebbw Vale	Committed housing site for 16 units. The site is a self-build site.	16 units built on site and 2 units are under construction. The site is under construction.
HC1.3	Old 45 Yard, Steelworks Road, Ebbw Vale	Committed housing site for 82 units.	The development is complete.
HC1.4	Adjacent Pant-y-Fforest, Ebbw Vale	Committed housing site for 21 units. Outline planning (c/2009/0394) granted in 2011.	A planning application (c/2014/0077) to vary a condition to extend the time period for the submission of a reserved matters planning application has been approved subject to the signing of a S106. Development has not started.
HC1.5	Heol Elan, Ebbw Vale	Committed housing site for 43 units.	The development is complete.
HC1.6	Land at College Road, Ebbw Vale	Committed housing site for 41 units.	The development is complete.
HC1.7	Adj Sports Ground, Gwaun Helyg, Ebbw Vale	Committed housing site for 69 units.	Since the base date of the Plan, full permission (c/2009/0266) was granted in 2010 for 73 units. 26 units completed and 21 units under construction. Company undertaking groundworks on remainder of the site (phase 4). The site is under construction.
HC1.8	Higgs Yard, Ebbw Vale	Committed housing site for 29 units. Full permission (c/2007/0658) was granted in 2009.	Planning permission (c/2007/0658) has lapsed. No progress to date.
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. Planning permission was granted	The site is under construction. Site should be complete by 2018.

Policy Ref.	Site Name	Description	Progress
		for 14 dwellings (social housing) in February 2017	
H1.3	Greenacres, Tredegar	Housing allocation for 18 units. No planning applications received.	The Council are working with Melin to access funding. Planning application pending for residential development (26 units). No further progress to date.
H1.4	Land adjacent to Chartist Way, Tredegar	Housing allocation for 101 units. No planning applications received.	The site is not being marketed. No progress to date.
HC1.11	Derelict Bus Garage, Woodfield Road, Tredegar	Committed housing site for 11 units.	The development is complete.
HC1.12	Former LCR Factory, Charles Street, Tredegar	Committed housing site for 14 units. The site is a self-build site.	4 units complete and a further 2 units are under construction.
HC1.13	Former Factory Site, Pochin, Tredegar	Committed housing site for 28 units. Planning permission for reserved matters was granted (c/2008/0360) in 2008.	The factory has been demolished and some ground work undertaken. Outline planning permission has been granted for the construction of dwellings (c/2014/0238). The S106 agreement has been signed. The site will provide a self-build opportunity. A reserved matter application is pending for access, site layout and infrastructure. The number of units on site has decreased to 15.
HC1.14	Land at Poultry Farm, Queen Victoria Street, Tredegar	Committed housing site for 3 units. Site of 22 units mostly developed prior to base date of Plan there are 3 plots remaining.	19 units complete on site. 3 units not started. Full permission has been granted for the construction of a further dwelling (c/2015/0033).
HC1.15	Upper Ty Gwyn Farm, Nantybwich, Tredegar	Committed housing site for 38 units. The site is a self-build site.	17 units complete on site and a further unit under construction. The site is under construction.
HC1.16	Former LCR Factory, opposite Tredegar Comprehensive School, Tredegar	Committed housing site for 47 units.	The development is complete.

Policy Ref.	Site Name	Description	Progress
HC1.17	Peacehaven, Tredegar	Committed housing site for 147 units.	The number of units on site decreased to 143 units. 126 units complete and 17 under construction. The site is almost completed.
HC1.18	The Goldmine, Sirhowy, Tredegar	Committed housing site for 16 units. Planning permission expired.	The building has been demolished. Development has not started.
HC1.19	BKF Plastics, Ashvale, Tredegar	Committed housing site for 54 units. C/2007/0730 Outline planning permission granted 12/04/2012 C/2015/0052 Outline planning permission renewed 14/10/15	The building has been demolished. Development has not started.
HC1.20	Sirhowy Infants School Site, Tredegar	Committed housing site for 23 units.	c/2013/0257 full planning permission granted for the provision of a single storey buildings to accommodate day care and community facilities with associated access road, parking, landscaping and refuse store. c/2014/0013 full planning permission granted for the construction of 23 dwellings and associated works. Due to commence this year. Development has not started.
HC1.21	Corporation Yard, Tredegar	Committed housing site for 23 units Outline planning permission was granted (2007/0418) in 2008	Outline planning permission c/2007/0418 has now lapsed. Planning permission (c/2015/0077) has been approved for 6 houses on part of the site. The development has not started.
HC1.22	Park Hill, Tredegar	Committed housing site for 160 units. Outline planning permission (c/2003/0322) was granted in 2005 for 160 dwellings.	Since the base date of the Plan full permission was granted on part of the site (c/2009/0329) and outline permission was granted on the remainder of the site (c/2009/0328) in 2010. In total planning permission has been granted for 293 units. Planning permission (c/2015/0236 and c/2015/0237) has been granted to remove conditions 34, 35 & 36 (code for sustainable homes) & variation of condition 38 (to extend the life of the planning permission (c/2009/0328)). The section 106 agreement has been

Policy Ref.	Site Name	Description	Progress
			signed for the site. Development has not started.
H1.5	Garnfach School, Nantyglo	Housing allocation for 28 units. No planning applications received.	The school buildings have been demolished. No further progress.
H1.6	Crawshay House, Brynmawr	Housing allocation for 25 units. No planning applications received.	The site has been sold to a local developer. A planning application is pending to convert the building into 14 apartments.
H1.7	Infants School & Old Griffin Yard, Brynmawr	Housing allocation for 36 units Planning permission granted for the demolition of buildings No further planning applications received.	The school buildings have been demolished. The Council are working with Linc Cymru to provide feasibility plans for a mixed tenure scheme of houses and bungalows.
H1.8	Hafod Dawel Site, Nantyglo	Housing allocation for 44 units.	The development is complete.
H1.9	West of the Recreation Ground, Nantyglo	Housing allocation for 15 units. No planning applications received.	No further progress to date.
H1.10	Land to the East of Blaina Road, Brynmawr	Housing allocation for 25 units.	Planning application pending for residential development (33 units) and a drive thru restaurant.
H1.11	Land to the North of Winchestown, Nantyglo	Housing allocation for 15 units. No planning applications received.	No further progress to date.
HC1.23	Recticel and Gwalia Former Factory Site, Brynmawr	Committed housing site for 45 units.	The development is complete.
HC1.24	Land at Clydach Street, Brynmawr	Committed housing site for 15 units. The site is a self-build site.	7 units complete and 3 units under construction The site is under construction.
HC1.25	TSA Woodcraft, Noble Square Industrial Estate, Brynmawr	Committed housing site for 25 units. Full planning permission (c/2006/0619) granted in 2007 for 37 units.	12 units have been complete and 25 remain to be built. No further progress to date.
HC1.26	Roberto Neckwear, Limestone Road, Nantyglo	Committed housing site for 19 units. Outline planning permission (c/2005/0602) was granted in 2006	No further progress to date.

Policy Ref.	Site Name	Description	Progress
		- this has now expired	
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 128 units complete and 2 more 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.	The development has not been started.
H1.12	Six Bells Colliery Site, Six Bells	Housing allocation for 40 units. No planning applications received.	No further progress to date.
H1.13	Warm Turn, Six Bells	Housing allocation for 32 units. No planning applications received.	No further progress to date.
H1.14	Roseheyworth Comprehensive, Abertillery	Housing allocation for 33 units. No planning applications received.	No further progress to date.
H1.15	Former Mount Pleasant Court, Brynithel	Housing allocation for 18 units. No planning applications received.	No further progress to date.
H1.16	Hillcrest View, Cwmtillery	Housing allocation for 22 units. Full planning permission granted (c/2008/0383) in 2010 has now lapsed.	The development has not been started.
H1.17	Quarry Adj to Cwm Farm Road, Six Bells	Housing allocation for 22 units. No planning applications received.	No further progress to date.
HC1.29	At Cwm Farm Road, Abertillery	Committed housing site for 20 units. Since the base date of the plan outline planning permission (c/2012/0005 renewal of c/2008/0207) was renewed in 2012.	The development has not started.

Policy Ref.	Site Name	Description	Progress
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 in (c/2005/0578) in 2006. A renewal of this planning permission was granted in 2009 (c/2009/0151). Outline planning permission granted in 2015 (c/2015/0352).	The development has not been started.
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	Full consent granted (c/2011/0248) for route through the garden festival site	The development is complete.
T1.4	Cwm to Aberbeeg		The development is complete
T1.5	Link from HOV to Trefil		The development has not started.
T1.6	Links from HoV to Tafarnaubach Industrial Estate		The development has not started.
T1.7	Hilltop to Ebbw Vale to Manmoel		The development has not started.
T1.8	Brynmawr to Blaenavon	2 planning applications have been approved (c/2011/0213) at A465 Ben Wards Field/Noble Square and (c/2012/ 0002) links T1.8 to Blaenavon.	The development is complete.
T1.9	Extension of	3 planning applications have been	The development is complete.

Policy Ref.	Site Name	Description	Progress
	Ebbw Fach Trail from Abertillery to Aberbeeg and completion of missing section through Blaina	approved for this cycle route (c/2009/0275, c/2011/0077, c/2011/0287).	
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		No further progress has been made.
T2.5	Rail freight provision at Marine Colliery		No further progress has been made.
Safeguarding of Disused Railway Infrastructure			
T3	Rail track east of Brynmawr	This is a safeguarding policy.	Safeguarding in place.
Improvements to Bus Services			
T4.1	Bus Priority Scheme along the Brynmawr to Newport Bus Corridor		The development has not started.
T4.2	Bus Interchange improvement at Brynmawr		The development is complete.
T4.3	Bus Interchange improvement at Ebbw Vale		The development is complete.
New Roads to Facilitate Development			
T5.1	Construction of a Peripheral		The development is complete.

Policy Ref.	Site Name	Description	Progress
	Distributor Road through 'The Works'		
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 south of Abertillery		The development has not started.
Employment			
EMP 1.1	Land at Festival Park, Ebbw Vale	Part of EVIC	The development has not started.
EMP1.2	Land at Tredegar Business Park, Tredegar	Part of Enterprise Zone	The development has not started.
EMP1.3	Land at Rising Sun Industrial Estate, Nantyglo		The development has not started.
EMP 1.4	Rassau Platform A, Ebbw Vale	Part of Enterprise Zone and part of EVIC	The development has not started.
EMP 1.5	Rassau Platform B, Ebbw Vale	Part of Enterprise Zone	The development has not started.
EMP 1.6	Land at Waun-y-Pound, Tredegar	Part of Enterprise Zone	0.4 ha of the site has planning permission for a vehicle security park and storage container facility including office facility and weigh bridge. The development is complete. 0.2 ha of the site has planning permission for the construction of a

Policy Ref.	Site Name	Description	Progress
			B2 industrial unit with associated offices and external area. The development is complete.
EMP 1.7	Marine Colliery, Ebbw Vale		The development has not started.
EMP 1.8	Crown Business Park Platform A, Tredegar		The development has not started.
EMP1.9	Crown Business Park Platform B, Tredegar		The development has not started.
EMP1.10	Land at Roseheyworth Business Park, Cwmtillery		The development has not started.
Education			
ED1.1	Ysgol Gymraeg, Brynmawr	New primary school The new school opened in 2009	The development is complete.
ED1.2	Lower Plateau Six Bells Colliery Site	A new primary school on the former Six Bells Colliery site to replace Bryngwyn and Queen Street is likely to be open in September 2017.	Outline planning permission has been granted on the site for a new single form entry primary school including vehicular and pedestrian access, site boundaries and car parking. A reserved matters planning application has been approved for the appearance, scale, landscaping and revised layout. The development is likely to commence in summer 2018.
Community Facilities			
CF1.1	Sirhowy Infants School, Tredegar	Community Centre	Planning permission has previously been granted on the site for 2 buildings to accommodate daycare and community facilities (c/2013/0257); one of which has been built and is in use. The c/2015/0329 permission seeks revision to the 2 nd building previously approved i.e. slightly larger and provides additional parking. The development is complete.
Tourism and Leisure			
TM1.1	Eastern Valley Slopes, Ebbw Vale	Potential for tourism, leisure and education via promotion of access to the countryside and improvement to the natural environment.	The development is complete.
TM1.2	Garden Festival, Ebbw Vale	Proposal to develop Festival Park into a major tourist destination. 3 applications have been granted: c/2010/0132 for Castle, super tubing	The development is complete.

Policy Ref.	Site Name	Description	Progress
		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 has not started. The development is complete.
TM1.3	Blue Lakes, Tredegar	Ebbw Vale and District Development Trust (EVAD) proposal to create a new park, visitor centre and café.	EVAD have been disbanded and it is unlikely that this scheme will proceed. The development has not started.
TM1.4	Bedwellty House and Park, Tredegar	Restoration of Bedwellty House to create a visitor experience, restaurant, gardens and function area.	The development is complete.
TM1.5	Parc Bryn Bach (including a hotel), Tredegar	Potential to further develop the tourism offer of the park with opportunities for a hotel and bunk-house facility.	The development has not started.
TM1.6	Nantyglo Roundhouse Towers, Nantyglo	Potential for heritage centre and educational resource.	Planning permission has been granted for the conversion of the north wing of the barn to 3 no. holiday units (c/2015/0128). Development has commenced on site.
TM1.7	Cwmtillery Lakes, Cwmtillery	Outdoor Gateway and Education facility as a base for outdoor activities.	Community led project which is unlikely to be taken forward. The development has not started.
Formal Leisure			
L1.1	Chartist Way, Tredegar	Informal play space provision	No further progress to date.
Land Reclamation			
ENV4.1	Pennant Street phase 2, Ebbw Vale		No further progress to date.
ENV4.2	Parc Bryn Bach, Tredegar		No further progress to date.
ENV4.3	Cwmcraehen, Brynmawr		No further progress to date.
ENV4.4	Llanhilleth Pithead Baths, Llanhilleth		No further progress to date.
Cemetery Extensions			
ENV5.1	Cefn Golau Cemetery, Tredegar		No further progress to date.
ENV5.2	Dukestown Cemetery, Tredegar		No further progress to date.
ENV5.3	Blaina Cemetery, Blaina		No further progress to date.
Waste			

Policy Ref.	Site Name	Description	Progress
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.
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	The current published Joint Housing Study for Blaenau Gwent (2018) indicates that there is a 1.28 year land supply.
Number of net additional affordable and general market dwellings built per annum	A total of 40 general market units and 0 affordable units were built in 2017-18.
Net employment land supply / development per annum	0.2 ha of employment land has been developed in 2017-18.
Amount of development, including housing, permitted on allocated sites in the development plan as a % of development plan allocations and as a % of total development permitted (ha and units)	From a total 379.75 ha of allocated land 10.53 ha was permitted in 2017-18 which is equivalent to 2.7%. Out of a total of 18.33 ha of land permitted 10.53 ha was on allocated sites, which is equivalent to 57%.
Average density of housing development permitted on allocated development plan sites	The average density of housing development permitted on allocated sites is 35.7 per ha for the period 2017-18.
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 2017-18, 86% or 15.69 ha of a total of 18.33 ha permitted was on previously developed land.
Amount of major retail, office and leisure development (sq m) permitted in town centres expressed as a percentage of all major development permitted (TAN 4);	No major retail, office and leisure developments have been permitted in Blaenau Gwent's town centres.
Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests	During 2017-18, no permissions for highly vulnerable or emergency services was permitted within flood zone C2 not meeting all TAN 15 tests.
Amount of greenfield and open space lost to development (ha) which is not allocated in the Plan	During 2017-18 0 ha of open space has been lost to development which is not allocated in the Plan.
The extent of primary land-won aggregates permitted expressed as a percentage of the total capacity required, as identified in the regional waste Plan	71% of the total capacity required has been permitted. No further capacity has been permitted in 2017-18.
The capacity of renewable energy developments installed per annum	0.5 MW of renewable /low carbon energy was installed in 2017-18.

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