



Blaenau Gwent Local Development Plan

ANNUAL MONITORING REPORT 2016



September 2016

EXECUTIVE SUMMARY

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

This is an important AMR as it coincides with a key outcome date for the Plan, that is the delivery of the 2016 outcomes which is two thirds of the way through the plan period and is also the last report before the statutory 4 year formal review of the Plan is undertaken. The report provides vital information for the Council to assess progress of the Plan and the impact the LDP is having on the social, economic and environmental well-being of the County Borough.

Key Findings of the Annual Monitoring Process

Contextual Changes

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

External Conditions

Economy

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

Housing

- The UK housing market growth is moderating
- Wales completion rates are stabilising but are still well below those rates experienced before the recession

Policy, Legislation and Statistical Change

National Policy and Legislation

- Planning Wales Act 2015 (July 2015) – the Act puts in place a key legislative foundation for delivering the Welsh Government's improvement programme for the planning system
- LDPs: Preparing for Submission – Guidance for Local Planning Authorities (August 2015) – new

- Local Development Plan Examinations: Procedure Guidance (August 2015) - revised
- Practice Guidance – Building an Economic Development Evidence Base to support a Local Development Plan (September 2015) - new
- Practice Guidance: Planning for Renewable and Low Carbon Energy- A toolkit for Planners (September 2015) - revised
- Local Development Plan Manual – Edition 2 (October 2015) - revised
- Planning Policy Wales Edition 8 (January 2016) – revision of chapter 2 due to amendments to the Town and Country Planning (Local Development Plan) Regulations 2005; chapter 4 updated to take account of Well Being of Future Generations Act 2015 and the Welsh language provision of the Planning (Wales) Act 2015; and new chapter 14 to integrate MPPW with PPW.
- Best Practice Guidance on Restoration Liability Assessments for Surface Coal Mines (February 2016) -new
- Manual for Streets 2 (June 2016) - revised

Statistics

- Mid-year estimate for Blaenau Gwent for 2015 (69,554) down from 69,674 in 2014.

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;
- **1,084** new dwellings were built in the period 2006-2016, which is well below the expected figure of **1,900**;
- In the period 2015-2016 (March to April) **147** new dwellings were built in the County Borough which is a big improvement on the last 3 years completion figures;
- No retail or employment allocations have been delivered;
- **1** transport scheme has been delivered this year bringing the total schemes completed to 11;
- Retail vacancy rates across Blaenau Gwent average **15.9%** which is a 2.4% decrease from last year but 2.2% above the Welsh average;
- The population of Blaenau Gwent has **decreased** from **69,674** in 2014 to **69,554** in 2015;
- The number of affordable dwellings built in 2015-16 was **63**;
- The housing land supply for Blaenau Gwent in 2015 was **1.35** years down by 0.66 years from last year and under the 5 year requirement;
- **45%** of LDP allocations have been granted planning permission whereas we are 66% through the plan period;
- **74%** of development permitted in 2015-2016 was on brownfield land, lower 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 **67.3%** which is up by 3.4% from last year, decreasing the gap with the Wales average to 2.4%;
- The latest figure for the economically inactive wanting a job is **30.5%** down by **3.5%** from last year closing the gap to 4.9% above the Welsh average;
- Between 2013 and 2014 Blaenau Gwent **lost 100** jobs in manufacturing. Overall there has been a net loss of **1,000** jobs since 2008 (baseline date);
- Between 2013 and 2014 Blaenau Gwent lost **300** jobs in services and construction, however overall there has been a net gain of **100** 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 **1.02** ha but is well below the target of 2.4 ha;
- There has been no loss of Listed Buildings or historic sites; and

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

- With a figure of 49%, Blaenau Gwent fell short of the Welsh Government Zero Waste Target of 58% this year.

Detailed consideration of the results of the monitoring exercise has allowed the Council to make an informed judgement about the nature of the progress that has been made during 2015-2016, in delivering the LDP targets and therefore its policies. As a visual aid in showing the monitoring outcomes, a simple colour coded system has been devised, as shown below.

	The monitoring aim is on-going, being met or exceeded
	The monitoring aim is not currently being achieved but the situation can be ameliorated without immediate intervention or sufficiently progressed not to require direct intervention
	The monitoring aim is not being achieved and it is unlikely that this will be addressed without specific intervention

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

LDP Monitoring	
Policy	Result
THEME 1: CREATE A NETWORK OF SUSTAINABLE VIBRANT VALLEY COMMUNITIES	
SP1	Northern Strategy Area – Sustainable Growth and Regeneration
To ensure sustainable growth and regeneration in the North of the Borough	
SP2	Southern Strategy Area – Regeneration
To ensure regeneration in the South of the Borough	
SP3	The Retail Hierarchy and the Vitality and Viability of the Town Centres
(a) To ensure town centres thrive through the implementation of the retail hierarchy	
(b) To ensure the improvement of viability in town centres	

SP4	Delivering Quality Housing	
(a)	To secure the construction of 3,500 net additional dwellings and halt population decline	
(b)	To ensure the delivery of 1,000 affordable dwellings, 335 of which through planning obligations	
SP5	Spatial Distribution of Housing Sites	
(a)	To ensure that housing is delivered in all areas in accordance with the Strategy	
(b)	To ensure that housing is delivered in accordance with the strategy to increase build rates over the Plan period	
SP6	Ensuring Accessibility	
	To ensure improved connectivity within Blaenau Gwent and with the wider area	
SP7	Climate Change	
(a)	To ensure that more of the County Borough's electricity and heat requirements are generated by renewable and low / zero carbon energy	
(b)	To ensure the efficient use of land	
(c)	To avoid development in areas at high risk of flooding	
THEME 2: CREATE OPPORTUNITIES FOR SUSTAINABLE ECONOMIC GROWTH AND THE PROMOTION OF LEARNING AND SKILLS		
SP8	Sustainable Economic Growth	
(a)	To ensure sufficient employment land is provided to increase economic activity	
(b)	To ensure the diversification of the economic base	
THEME 3: CREATE SAFE, HEALTHY AND VIBRANT COMMUNITIES AND PROTECT AND ENHANCE THE UNIQUE NATURAL AND BUILT ENVIRONMENT		
SP9	Active and Healthy Communities	
	To increase opportunities for people to participate in active and healthy communities	
SP10	Protection and Enhancement of the Natural Environment	
	To ensure the protection, preservation and enhancement of the natural environment	
SP11	Protection and Enhancement of the Historic Environment	
	To ensure that listed buildings and archaeological sites are protected, preserved and where appropriate enhanced	
THEME 4: CREATE OPPORTUNITIES TO SECURE AN ADEQUATE SUPPLY OF MINERALS AND REDUCE WASTE		
SP12	Securing an Adequate Supply of Minerals	
	To ensure a minimum 10 year land bank and provision of at least 3Mt of aggregates	
SP13	Delivering Sustainable Waste Management	
	To ensure the delivery of sustainable waste management	

The results of the monitoring process for 2015-2016 indicate that the targets in respect of 3 out of 19 core monitoring aims are on-going, being met or exceeded (annotated in green) and 6 are not currently being achieved but the situation can be overcome without immediate intervention or are sufficiently progressed not to require direct intervention (annotated in amber). The remaining 10 (annotated in red) are currently falling short of the required pattern of delivery and actions have been identified to address them.

Generally the issues arise due to development levels being far lower than planned which is as a result of external factors beyond the Council's control in relation to the 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. Compared to last year the number of triggers breached has more than doubled. The following triggers were breached this year:

- The vacancy rate for Tredegar town centre at 19.4% has breached the trigger of 18%
- The net number of additional affordable and general market dwellings built at 1,084 is 43% below the target of 1,900 and has therefore breached the trigger of 30%.
- The number of net additional affordable houses secured through S106 at 73.4 is behind the target of 224 and breaks the trigger of being below 20% of this target.
- The change in sales value per sq m for residential land has fallen 10% below its original figure in some parts of the borough breaching the trigger.
- The trigger of not having less than a 5 year housing supply has been breached (1.35 years).
- The trigger point of no decrease in the Fields in Trust Standard of 2.4 ha per 1,000 population has been breached.
- 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 48% for 2015-2016, has not met the target and has breached the trigger of -10%.
- In terms of the requirement for no permissions for highly vulnerable or emergency services development within flood zone C2, as the Plan permitted 1, a trigger point has been breached.
- In terms of the requirement for 23.8 ha of employment land to be delivered, with no employment allocations delivered, the Plan has breached the trigger of -20%.
- In terms of maintaining the number of employee jobs in construction and the target to increase the number from 800 to 1,000, at 800 jobs, the target point has not been achieved and the trigger point of -10% compared to Merthyr Tydfil has been breached.

Sustainability Appraisal (SA) Monitoring

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

Economy

- The average weekly earnings for full time workers in Blaenau Gwent is **£403.40** which is up by **£7.50** since last year although is **£81** less than the average figure for Wales;

Social

- **8,038** homes within Blaenau Gwent met the Welsh Housing Quality Standard, a rise of **1,038** since last year;
- Blaenau Gwent has the highest proportion of communities in the most deprived 10% in Wales;

Environment

- Carbon Dioxide emission tonnes per Capita have decreased from **6.3** in 2007 to **4.5** in 2014;
- **0.69** MW of renewable energy and low carbon energy capacity has been installed this year;
- There has been no decrease in air quality; and
- 0% of Special Landscape Area has been lost to development.

The result of the delivery of each of the SA monitoring objectives is shown in the Sustainability Monitoring table below. As a visual aid in showing the monitoring outcomes, a simple colour coded system has been devised, as shown below.

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

Sustainability Monitoring		
	SA Objective	Result
Economic		
1.	To promote economic growth and strengthen and diversify the economy	
2.	To increase levels of local employment and ensure distribution of opportunities	
3.	To enable the development of a strong tourism economy in Blaenau Gwent, complementary to the regional offer	
4.	To enhance the vitality and viability of town centres	
Social		
5.	To meet identified housing needs	
6.	To improve the quality of Blaenau Gwent's housing stock	
7.	To secure the delivery and maintenance of quality affordable housing	
8.	To improve educational attainment and increase skill levels	
9.	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the	

	community	
10.	To promote community health, social care and well-being	
11.	To reduce crime, social disorder and fear of crime	
12.	To encourage modal shift from private transport to sustainable transport	
Environment		
13.	To protect and enhance biodiversity across Blaenau Gwent	
14.	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	
15.	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss in biodiversity	
16.	To conserve soil resources and their quality	
17.	To reduce emissions of greenhouse gases, in particular carbon dioxide	
18.	To reduce waste generation and maximise reuse and recycling	
19.	To maintain current air quality	
20.	To maintain current low levels of vulnerability of all development to flooding	
21.	To promote the use of sustainably sourced products and resources	
22.	To increase energy efficiency and generation and use of renewable energy across the County Borough	
23.	To conserve and enhance surface and ground water quality	
24.	Protect the quality and character of the landscape and enhance where necessary	

The results of the monitoring process indicate that the Plan is having a positive impact in respect of the majority 15 of the sustainability objectives (annotated in green), is not having a positive or is having a mixed impact on a minority (6) (annotated in amber); and is having a negative impact on 3 objectives (annotated in red).

Overall, the plan is travelling in a positive direction for most (15) aspects of sustainability.

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 has fallen short of expectations.

This year the Plan was found to be only meeting 3 out of 19 monitoring aims whilst 10 were identified as not being achieved and needing intervention. Added to this trigger levels breached have more than doubled from last year. Areas failing range from retail, housing, employment and leisure.

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

The statutory 4-year review of the Plan will be triggered later this year and this Annual Monitoring Report will form part of the evidence used to inform the Review Report.

Recommendations

As a result of the findings of the Annual Monitoring Report for 2016 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. In accordance with Section 69 of the 2004 Planning Act a full review of the LDP be undertaken. The Review Report will set out clearly what has been considered and what needs to change and why; and make a conclusion on if the Plan can be amended (short revision) or if a replacement Plan (full revision) is required.

1.0 INTRODUCTION

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

1.2 As part of the statutory development plan process the Council is required to prepare an Annual Monitoring Report (AMR). The AMR provides the basis for monitoring the effectiveness of the LDP objectives and strategic policies, the Plan's sustainability credentials and identifies any significant contextual changes that might influence its implementation. The results of the monitoring process will feed into the on-going analysis of the LDP, with the Council required to undertake a formal review of the LDP this year. The results of this and the previous 2 AMRs will form a significant basis to this review.

1.3 This third AMR coincides with a key outcome date for the Blaenau Gwent LDP that is the delivery of the 2016 outcomes which is two-thirds of the way through the plan period. It therefore provides an important opportunity for the Council to assess the impact the LDP is having on social, economic and environmental well-being of the County Borough. The AMR has not been subject to consultation.

Format of the AMR

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

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

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

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

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

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

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

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

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

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

2.0 MONITORING FRAMEWORK

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

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

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

LDP Monitoring Aims, Indicators, Targets, Triggers and Outcomes

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

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

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

Sustainability Appraisal Objectives and Indicators

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

Replacement Targets and Indicators

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

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

Monitoring Progress

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

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

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

LDP Review

2.11 In November 2016, a formal review of the Plan is triggered, being 4 years after the Plan's adoption. A review of the LDP in advance of this formal 4-year review only takes place in exceptional circumstances, the conclusions of the previous 3 AMRs have not triggered a review. The monitoring framework for the LDP identifies specific trigger points where it was considered appropriate to highlight the need to consider the reasons why policies are failing to be delivered. However, these triggers are not in themselves sufficient to trigger a review of the Plan.

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

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

Local Development Plan Wales (2005)

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

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

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

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

3.0 CONTEXTUAL CHANGE

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

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

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

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

External Conditions

Economy

3.4 The UK economy grew by just over 3% in 2014 the fastest rate since 2006 (PWC: UK Economic Outlook July 2016) but then slowed to around 2% in early 2016 as global growth moderated. However, the vote to leave the EU has added considerable political and economic uncertainty to the UK outlook.

3.5 UK growth continues to be driven primarily by the service sector in terms of output and employment. Manufacturing growth has slowed over the past year with the construction sector weakening further.

Wales

3.6 In terms of Gross Value Added (GVA) per head, Wales, with a figure of £17,573, lags behind England (£25,367), Scotland (£23,102) and Northern Ireland (£18,682) (ONS Dec 2015). When it comes to unemployment, Wales (4.6%) fairs better, having a lower rate than Northern Ireland (5.9%), England (4.9%) and Scotland (5.5%) (Source NOMIS May 2016). In terms of economically active Wales (76.2%) doesn't perform so well and is lower than England (78.6%) and Scotland (78.4%) but higher than Northern Ireland (73.4%).

3.7 The forecast for the Welsh economy is for growth of 1.7% which is higher than Northern Ireland and West Midlands but lower than all other UK regions. London has the highest growth at 3.1%.

3.8 According to the former Economic Minister Edwina Hart, thousands of jobs have been created, unemployment is falling and growth in new business and inward investment is on the up. Although there is a gaping gap with the rest of the UK in terms of GVA there are positives and 2016 should see the recovery from the long recession continue to take hold.

Blaenau Gwent

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

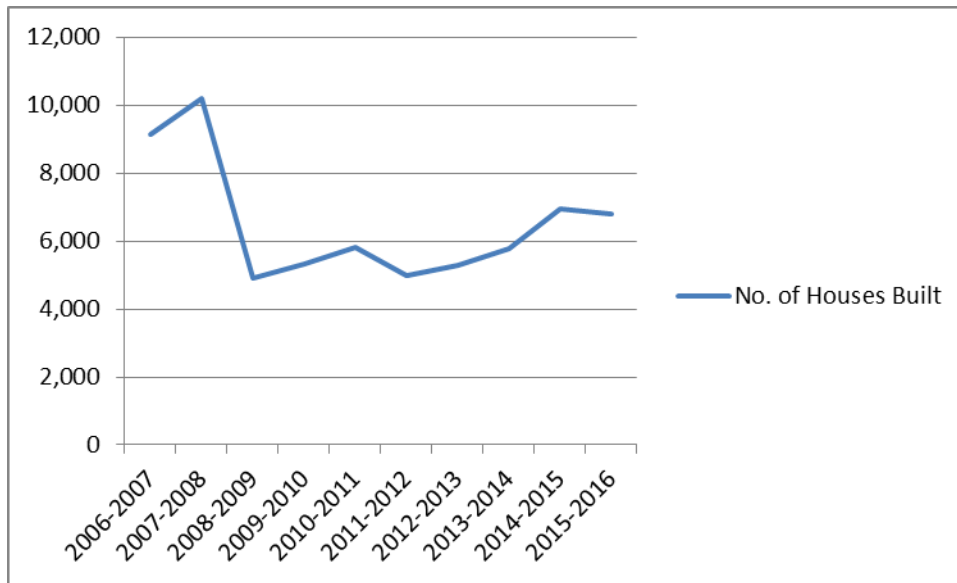
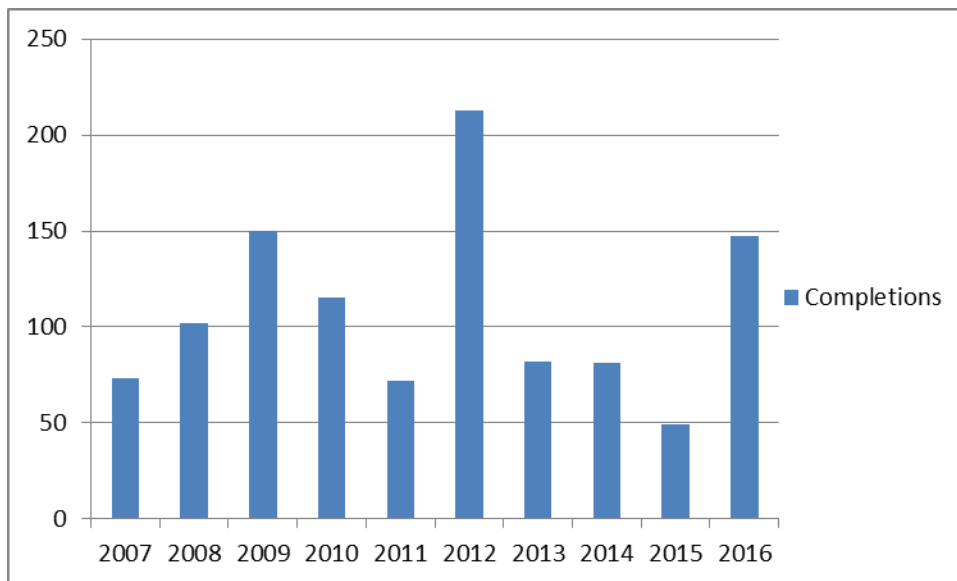
3.10 At the end of March 2016 the employment rate in Blaenau Gwent was 64.3%, down from 65% in 2015 but 6.8% lower than the Welsh average and the lowest in Wales (Stats Wales). The unemployment rate was 10.0% the highest in Wales and 4.4% above the Welsh average although a 0.7% decrease on the rate in Blaenau Gwent last year. In 2015 the average annual earnings stood at £504 which is the third lowest in Wales and £42 less than the Welsh average (Source: Stats Wales – provisional).

3.11 Last year it was reported that a number of businesses vacated properties in Blaenau Gwent, 3 of which were (Exenergy, Barr Soft Drinks and Yamada) key employers to the local economy. Two of these properties have now been occupied, the former Yamada property is now occupied by Cwmtillery Glass and the former Barr Soft Drinks is occupied by Zorba Foods. A further large unit, the former Tata Steel industrial unit located at Tafarnbach Industrial Estate is now occupied by Gerry Jones Transport.

Housing Market

3.12 The average UK house price rose by 4.5% in 2015, driven by a broad based recovery across the UK, with higher numbers of transactions in home movers and first time buyers. It is forecast that the buoyancy will persist into 2016 to deliver average price growth of 4.7%. However, there are downside risks in the form of the changing tax regime for buy to let investments and challenging economic conditions in some parts of the country. The regional economic conditions of falling global demand in manufacturing and oil sectors are expected to take its toll on house price growth in exposed regions (PNP Paribas 2016).

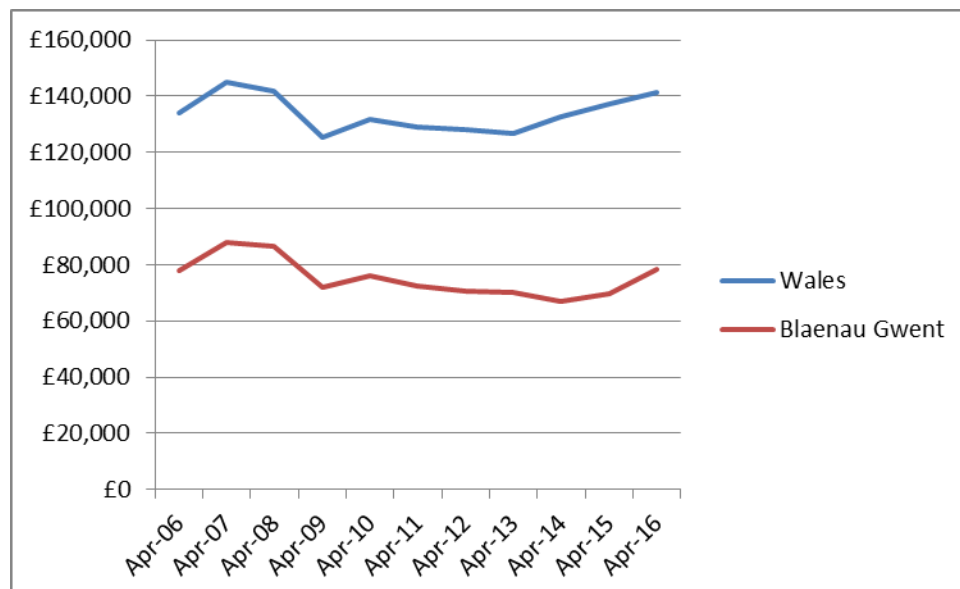
3.13 According to the Council for Mortgage Lenders (CML) the housing market in Wales is growing based on house prices, number of first time buyers or very low performance arrears. Mortgage lending continues to grow, with more people buying house in Wales than in any year since 2007. CML data found that Wales has one of the highest rates of home ownership in the UK, at 70% compared to 65% for the UK, and has a lower proportion of residents in private rented sector, 13.5% the lowest region in the UK. In terms of new build, Figure 1 below shows that completions in 2015-16 were slightly down from last year but are higher than figures experienced since 2008. Figures are still well below those achieved prior to the recession.

Figure1: Number of new dwellings started and completed annually in Wales 2006-2016**Figure 2: Housing Completions for Blaenau Gwent 2006-2016**

3.14 Statistics in relation to house building in Blaenau Gwent have been erratic since 2006 due to a greater reliance on completions from the social sector where schemes tend to be completed at one point. The completion figure for 2009, 2012 and 2016 are evidence of this. The distinct shortage of national builders operating in Blaenau Gwent results in low completion figures as the social sector cannot increase their figures as they are constrained by the availability of grant funding. The contribution from small sites has increased to 42 for 2016 compared to low 20's figures between 2011 and 2015. At present there is only one national builder operating in Blaenau Gwent and that is Davies Homes, at Bedwellty Gardens in Tredegar. Overall completions were below the 140 per annum expected by the

LDP between 2006-2011 and fall well below the 260 expected between 2011 and 2016. However, completions for this year have improved significantly.

Figure 3: Average House Price in Wales and Blaenau Gwent 2006-2016



3.15 According to the Land Registry, in April 2016 the average house price in Wales was £141,315 whereas the average house price in Blaenau Gwent was £78,532. As can be seen from the above graphs, house prices in Blaenau Gwent have been well below the Wales average, however the growing divergence over the last two years when house prices have risen in Wales but fallen in Blaenau Gwent has now stopped. Last year Blaenau Gwent house prices increased more than Wales thus narrowing the gap slightly. The big gap in house prices is partly a reflection of the lack of new homes being built as they normally command a higher price.

Planning applications with significant impacts

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

3.17 In August 2015, the Welsh Ministers confirmed that the S16 application to de-register the 'Common Land' be granted. The conditions attached to the outline planning permission are currently being discharged and discussions ongoing regarding the s106

obligations. At the time of writing the financial due diligence exercise continues. It is anticipated that reserved matters applications will not be submitted until this work is successfully completed.

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

The Planning (Wales) Act 2015

3.19 The Planning (Wales) Act 2015 received Royal Assent in Wales on 6 July 2015 and puts in place a key legislative foundation to delivering the Welsh Government's improvement programme for the planning system.

3.20 In December 2015, Welsh Government published a Positive Planning Implementation Plan. The purpose of the Implementation Plan is to set out the amendments to secondary legislation, policy and guidance that are required to bring into effect the changes put forward by the Planning (Wales) Act 2015. The implementation plan also sets out the Welsh Government's priorities and timescales for delivering the proposed changes to the planning system in Wales.

3.21 These are the key features of the Implementation Plan relative to Development Plan changes:

- Updates to Planning Policy Wales commenced in January 2016 which will eventually sit alongside the National Development Framework (NDF) as the primary policy documents issued by Welsh Government to lead and manage the planning system in Wales.
- The National Development Framework will replace the Wales Spatial Plan as the national plan to direct development and influence land use. Preparation of the NDF commenced in January 2016 and will complete by Autumn 2016.
- The secondary legislation for Developments of National Significance (major energy projects over 250 MW infrastructure) came into force in March 2016.
- The Strategic Planning Panels setting up new Strategic Development Plans for the proposed designated area is to be submitted by Spring 2017. The actual preparation and adoption of Strategic Development Plans is not anticipated until 2021 / 2022. The update to Local Development Plans (LDPs) has commenced to reflect the change to the development plan framework.
- Joint Planning Boards will start in March 2016 to encourage modern and co-efficient working of authorities.

LDPs: Preparing for Submission – Guidance for Local Planning Authorities (August 2015)

3.22 This guide provides practical advice to Local Planning Authorities preparing to submit LDPs for examination. It summarises what documents are or are not required to be submitted for examination, and provides guidance as to what information those documents should contain. The guide is consistent with the Welsh Government's Planning Policy Wales and the Local Development Plan Manual (2015).

Local Development Plan Examinations: Procedure Guidance (August 2015)

3.23 This guidance is concerned with the procedural aspects of Local Development Plan (LDP) examinations. It is aimed at all those involved in the process of examining an LDP, including Inspectors.

Practice Guidance – Building an Economic Development Evidence Base to support a Local Development Plan (August 2015)

3.24 This guide has been produced to help local planning authorities develop a strong economic development evidence base to support the preparation of Local Development Plans. Local planning authorities need to undertake an employment land review, in order to establish a sound evidence base for the policies in the Local Development Plans.

Practice Guidance: Planning for Renewable and Low Carbon Energy- A (up-dated) toolkit for Planners (September 2015)

3.25 An updated version of the toolkit to assist local planning authorities to produce renewable energy assessments and develop policies in their Local Development Plans. The toolkit includes a section on how to assess the potential for solar farm developments. The toolkit also provides advice on how to translate renewable energy assessments into policies.

Local Development Plan Manual – Edition 2 (August 2015)

3.26 The Local Development Plan Manual is an online reference document for practitioners implementing or contributing to the Local Development Plan preparation and provides practical and technical advice on how to prepare or revise an LDP. This is the second version of the Manual and proposes a more integrated approach to incorporating sustainability appraisal, explains changes relating to candidate and alternative site procedures and to the tests of soundness, and expands on the advice on plan review and revision.

Planning Policy Wales (PPW) Edition 8

3.27 The main changes to Edition 8 are to Chapter 2 which has been revised to take into account amendments to the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005, to the guidance in the *Local Development Plan Manual* (Edition 2, 2015) and to the withdrawal of *Local Development Plans Wales: Policy on Preparation of LDPs* (2005).

3.28 Chapter 4 has been updated to take into account the Well-being of Future Generations (Wales) Act 2015. The amendments insert information on the provision of the Act, including the seven well-being goals and the sustainable development principle. The description of legislative requirements for sustainable development in the planning system

has also been updated. The changes also illustrate how the Welsh Government's planning policy objectives link to the well-being goals.

3.29 Chapter 4 has also been updated to reflect the Welsh language provision of the Planning (Wales) Act 2015 which strengthen the consideration given to the Welsh language in the planning system.

3.30 A new chapter 14 Minerals integrates into PPW the Welsh Government's planning policies for minerals development which were previously set out in *Minerals Planning Policy Wales* (2001). No changes to existing planning policy have been made as part of this integration exercise and Minerals Planning Policy Wales has been cancelled as a result.

Best Practice Guidance on Restoration Liability Assessments for Surface Coal Mines

3.31 This guide has been produced by the Coal Authority on behalf of Welsh Government to assist in the interpretation of policy and guidance contained in Planning Policy Wales and Minerals Technical Advice Note 2 – Coal.

Manual for Streets 2 (June 2016)

3.32 'Manual for Streets 2 – Wider Application of the Principles' is a companion guide to Manual for Streets and extends its practices beyond residential streets to encompass both urban and residential situations. It is intended to assist those in the planning, consultation and improvement of streets to deliver more contextually sensitive designs. Manual for Street 2 fills the gap in design advice that lies between 'Manual for Streets' and the design standards for trunk roads as set out in the 'Design Manual for Roads and Bridges'.

Regional Policy Framework

City Regions

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

City Deal

3.34 The UK Government has agreed a £1.2 billion City Deal for the Cardiff Capital Region in partnership with the Welsh Government and 10 local authorities of which Blaenau Gwent is one. The City Deal will provide local partners with the powers and resources to unlock significant economic growth across the Cardiff Capital Region. The City Deal provides an opportunity to continue tackling the area's barriers to economic growth by: improving transport connectivity; increasing skills further; supporting people into work; and giving businesses the support they need to innovate and grow.

3.35 The Deal outlines that a Cardiff Capital Region Cabinet will now be established to progress the city-region agenda in South East Wales. The Cabinet will provide the basis for initial decision-making regarding the Investment Fund. In addition, the Cardiff Capital Region Cabinet will be responsible for:

- Management of the Cardiff Capital Region Investment Fund;
- Additional devolved funding provided to the Capital Region;
- A Cardiff Capital Region Transport Authority;
- Contracting with Transport for Wales on prioritised Metro projects;
- Control over devolved business rate income above an agreed growth forecast, subject to Welsh Government agreement;
- Strategic planning including housing, transport planning and land use;
- Influencing skills and worklessness programmes;
- An inward investment and marketing strategy; and
- Considering the scope for strengthening Capital Region governance further.

3.36 The Cardiff Capital Region will also establish proposals for an integrated strategic development plan that incorporates housing and employment land use with wider transport plans. The strategic plan will provide the underpinning blueprint for development across the city-region.

3.37 To support the Cardiff Capital Region an Economic Growth Partnership will be established comprising business, higher education and local government. The Partnership will be responsible for setting an overarching city-region economic development strategy, as well as monitoring and making recommendations to the Cabinet with regard to City Deal implementation. The partnership will have a specific role to provide advice on investment decisions. This will ensure the City Deal and other interventions make an impact on economic growth and increase employment.

3.38 In addition, an Independent Growth and Competitiveness Commission will be established, with a remit to examine the challenges and opportunities for economic growth and competitiveness and make recommendations for how the Cardiff Capital Region can achieve its full growth potential. The Commission will be jointly established by the ten constituent local authorities in consultation with the Welsh and UK Governments.

Local Government Re-organisation

3.39 Last year Welsh Government announced its preference for the future configuration of Local Government in Wales and proposed an 8 or 9 council model. The Plan was to merge Blaenau Gwent with Caerphilly, Torfaen, Monmouthshire and Newport. However in May 2016 the new Minister for Local Government Mark Drakeford is meeting with all Welsh Local Authorities and is aiming to have a Plan in place by Autumn 2016. Whilst the model of 8 or 9 is not being taken forward, reform is being sought. It is unlikely that a Council as small as Blaenau Gwent will continue in its current format.

Local Policy Framework

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

Blaenau Gwent Joint Housing Land Availability Study 2016

3.41 The Joint Housing Land Availability Study (JHLAS) 2016 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 1.35 years housing land supply. Whilst the housing land supply is below the required 5 years it does not reflect a shortage of land for development. It is the result of a housing target based on pre-recession growth rates that have not been achieved. Every year the figures have not been achieved the number of houses that have to be built increases dramatically. At the moment we need to be building nearly 500 houses a year rather than 233, this is not achievable. If a past build rate was used to identify supply then Blaenau Gwent would have a 6 year supply.

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

Supplementary Planning Guidance

3.43 A number of key items of Supplementary Planning Guidance (SPG) have been approved since 2014-2015. These include:

- Phase 1 Northgate Site, The Works Development Brief (October 2015)
- Shopfronts and Advertisements (November 2015)
- Householder Design Guide (February 2016)

3.44 Two interim planning guidance documents have been updated to remove reference to the Unitary Development Plan and replace with reference to the Local Development Plan, these are:

- A Model Design Guide for Wales – Residential Development
- Tredegar Townscape Initiative Conservation Area Appraisal and Design Guide

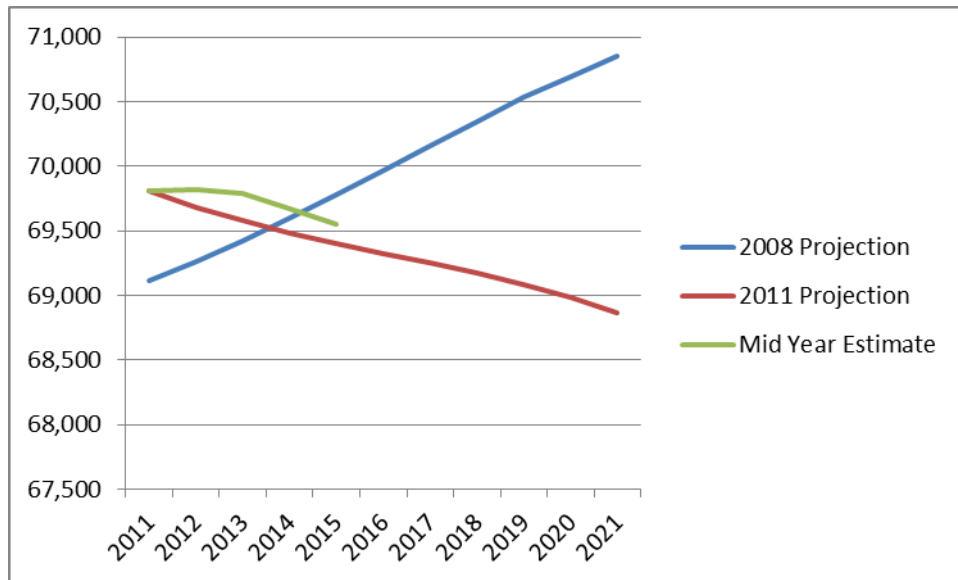
3.45 Consultation on Trees and Development; and Small Scale Wind Turbine Development - Ecology Supplementary Planning Guidance has been undertaken. The Council are currently considering the comments received on these documents. Work has commenced on updating the Planning Obligations SPG and developing a Local Buildings of Historic Value SPG.

Statistics

Mid-Year Estimates

3.46 The latest mid-year estimate for Blaenau Gwent (2015) is 69,554. This identifies that the population has decreased slightly since 2014 and unfortunately the trend is now following that predicted by the 2011 projection, though slightly above the figures identified.

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



3.47 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.

4.0 LOCAL DEVELOPMENT PLAN MONITORING

4.1 The 2016 Annual Monitoring Report is the third monitoring report and coincides with a key outcome date for the Blaenau Gwent LDP that is the delivery of the 2016 outcomes which is two-thirds of the way through the plan period. It therefore provides an important opportunity for the Council to assess the impact the LDP is having on social, economic and environmental well-being of the County Borough.

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

Monitoring Table: SP1

POLICY SP1	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Northern Strategy Area – Sustainable Growth and Regeneration	1 & 7	DM1, DM2, DM3, DM5 & DM6 MU1, MU2, MU3, AA1, R1, H1, HC1, T1, T2, T4, & T6
MONITORING AIM:	To ensure sustainable growth and regeneration in the north of the Borough	
MONITORING INDICATOR:	MONITORING TARGET:	
	Outcome by End of 2016	Outcome by End of Plan (2021)
Amount of new A1 development	A1 Development 9,100 sq m delivered	A1 Development 11,500 sq m delivered
Amount of new leisure development	Leisure Development Contracts on Bryn Serth site – start of construction	Leisure Development Project at MU1 complete
Amount of land B use class delivered	Land in B use class 22.3 ha delivered	Land in B use class 48.5 ha delivered
Amount of housing delivered	Housing development 1,635 homes delivered	Housing development 3,155 homes delivered
Transport projects delivered	Transport projects 13 projects delivered	Transport projects 6 projects delivered
ANALYSIS OF RESULTS:		
<p>A key element of the Blaenau Gwent LDP Strategy is to deliver sustainable growth and regeneration in the Northern Strategy Area that benefits the whole of Blaenau Gwent. To fully understand the progress made in achieving this it is necessary to consider the findings of the monitoring exercise, as identified in the above indicators, in relation to the following interrelated factors:</p> <p>A1 Development</p> <p>The Retail Needs Assessment identified a need for 13,145 sq m of retail floorspace. The Plan allocates 11,500 sq m of land for new retail floorspace through commitments (sites with planning permission at April 2009) and proposals. To date, none of these retail allocations have been developed. Further information regarding proposals and planning permission for these sites is contained in Appendix 1 – Status of Allocations.</p> <p>The remaining 1,645 sq m is to be met through redevelopment proposals in the town centres. In</p>		

January 2014, planning permission was granted for a 227 sq m (net sales area) extension to the existing Aldi Store in Ebbw Vale. The store extension has been completed. No planning applications have been received in the period 2015-2016 for redevelopment proposals in the town centres that would result in an increase in floor space.

In 2015-2016, an application was approved for the redevelopment of the former Rehoberth Chapel located on King Street, Brynmawr for Retail Use (A1), Financial & Professional Services (A2) and Food and Drink Use (A3) with associated servicing & car parking. The site is in an edge of centre location. Development has not commenced on site.

An allocated site that has been subject to pre-application discussions between the Local Planning Authority and developers and formal consultation with the local community for its retail potential is NMC Factory and the Stagecoach Site, Brynmawr (Policy MU3) which is an edge of town centre site. A planning application is anticipated later in 2016.

In terms of the amount of A1 land delivered and the outcome requirement of 9,100 sq m by 2016, as only 227 sq m has been delivered, the target has not been achieved.

Leisure Development

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

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

In terms of the amount of new leisure development and the outcome requirement for start of construction on the Bryn Serth site by 2016 the target has not been achieved.

Land in B Use Class

In the Northern Strategy Area between 2015 and 2016, planning permission has been granted for the construction of a B2 industrial unit with associated offices and external area on a 0.2 ha plot of land at Waun y Pound Industrial Estate (allocation EMP1.6). No development has commenced on site.

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

In terms of the amount of land for B use class delivered and the outcome requirement for 22.3 ha to be delivered by 2016, as no allocations have been delivered, the target has not been achieved.

Housing Development

To date, 953 dwellings have been completed in the Northern Strategy Area which falls well short of the 2016 outcome of 1,635.

In terms of the amount of housing delivered and the outcome requirement for 1,635 homes to be delivered by 2016, as only 953 homes have been delivered, the target has not been 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
T1.8	Brynmawr to Blaenavon
Rail Network and Station Improvements	
T2.1	Extension of rail link from Ebbw Vale Parkway to Ebbw Vale Town
T2.2	Provision of new station and bus interchange at Ebbw Vale
Improvement to Bus Services	
T4.2	Bus Interchange improvement at Brynmawr
T4.3	Bus interchange improvement at Ebbw Vale
New Roads to Facilitate Development	
T5.1	Construction of the Peripheral Distributor Road through 'The Works'
T5.2	Online improvements between the Peripheral Distributor Road and the A465
Regeneration Led Highway Schemes	
T6.1*	Dualling of the Heads of the Valleys Road (Phase 3 complete and Phase underway)

** Denotes completions this year*

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

Cycle Routes	
T1.4	Cwm to Aberbeeg

A further scheme has been completed this year in the Northern Strategy Area, bringing the total number of schemes completed to date to 10. The Plan is two schemes short of the target to deliver 13 projects by 2016.

In terms of transport projects delivered and the outcome requirement for 13 projects delivered by 2016 the target has not been achieved.

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

PERFORMANCE:

ACTION:

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

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

- In terms of housing, the action being taken is covered in Monitoring Tables SP4 (a) and (b) and SP5 (a).
- The Regeneration Division of the Council have set up an Ebbw Vale Innovation Corridor (EVIC) Programme to bring together a number of major mixed use regeneration projects (Ebbw Vale Sustainable Framework (MU1) The Works (MU2)), Enterprise Zone sites, Town Centre Improvements and the Circuit of Wales. The new overarching Programme will provide an efficient joined up approach to these existing projects maximising positive regeneration outcomes and benefits. New management arrangements have introduced a new level of co-ordination and challenge for delivery of key work packages.
- The Council's Estates Team is now part of the Regeneration Division which will help in ensuring that development sites are brought forward for development.
- The proposed Circuit of Wales development provides opportunities to deliver jobs, inward investment, increase tourism, improve skills but will also increase confidence in the area.
- City Deal offers an opportunity to access significant investment (£1.2 billion total) to deliver new jobs and leverage an additional £4 billion of private sector investment. It provides an opportunity to improve transport connectivity; increase skill levels; supporting people into work; and giving businesses the support they need to innovate and grow. Blaenau Gwent is part of this and is looking to benefit from the funding.
- The Council have produced marketing sheets to promote the housing and employment land allocated in the Local Development Plan. These have been placed on the Council's website.

RECOMMENDATION:

The adopted LDP was based on a strategy of growth and regeneration, the growth anticipated for the northern area has not been delivered as anticipated and it appears unlikely that the growth strategy can be met in the remaining plan period.

The statutory review of the LDP will consider the appropriateness of the LDP's strategy and recommendations will be made on the extent of changes required in the review report.

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, 131 homes have been delivered in the Southern Strategy Area which falls well short of the 2016 outcome of 265.</p> <p>In terms of the amount of housing delivered and the outcome of 265 homes by 2016, with only 131 homes delivered, the target has not been achieved.</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> <p>In terms of the delivery of tourism initiatives and the outcome of 1 to be delivered by 2016, with</p>		

no delivery, the target has not been achieved.

Environmental Reclamation

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

In terms of environmental reclamation projects and the outcome for 1 project to be delivered by 2016, with no progress on this, the target has not been achieved.

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
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No further schemes have been completed during 2015-2016. The outcome at the end of 2016 is for the delivery of 3 projects, with only 1 project being delivered the 2016 target has not been achieved.

In terms of transport projects and the outcome for 3 projects to be delivered by 2016, with only 1 delivered, the target has not been achieved.

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

PERFORMANCE:

ACTION:

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

- With regards to employment land (use class B), the action being taken is covered in Monitoring Table SP8 (a).
- In terms of housing, the action being taken is covered in Monitoring Tables SP4 (a) and (b) and SP5 (a).
- The land reclamation schemes are unlikely to come forward due to the lack of Welsh Government funding available, these allocations will be reviewed through the review of the Plan.
- The Council's Estates Team is now part of the Regeneration Division which will help in ensuring that development sites are brought forward for development.
- City Deal offers an opportunity to access significant investment (£1.2 billion total) to deliver new jobs and leverage an additional £4 billion of private sector investment. It provides an opportunity to improve transport connectivity; increase skill levels; supporting people into work; and giving businesses the support they need to innovate and grow. Blaenau Gwent is part of this and is looking to benefit from the funding.
- The Council have produced marketing sheets to promote the housing and employment land allocated in the Local Development Plan. These have been placed on the Council's website.

RECOMMENDATION:

The adopted LDP was based on a strategy of growth and regeneration the regeneration anticipated

for the southern area has not been delivered as anticipated and it appears unlikely that the strategy can be delivered in the remaining plan period.

The statutory review of the LDP will consider the appropriateness of the LDP's strategy and recommendations will be made on the extent of changes required in the review report.

Monitoring Table: SP3 (a)

POLICY SP3	RELEVANT OBJECTIVES:	RELEVANT POLICIES:			
The Retail Hierarchy and Vitality and Viability of the Town Centres	1	DM1, DM2, DM5 & DM6 AA1 & R1			
MONITORING AIM: SP3(a)	To ensure town centres thrive through the implementation of the retail hierarchy				
MONITORING INDICATOR:	ANNUAL MONITORING TARGET:				
Number of A1 uses in primary retail areas as a percentage of all units in the primary retail areas	Increase the % of A1 uses in Ebbw Vale’s primary retail areas from a base level of 61% (2009)				
	Increase the % of A1 uses in Abertillery’s primary retail area from a base level of 45% (2009)				
	Increase the percentage of A1 uses in Brynmawr’s primary retail area from a base level of 61% (2009)				
	Increase the % of A1 uses in Tredegar’s primary retail area from a base level of 67% (2009)				
ANALYSIS OF RESULTS:					
To deliver thriving town centres and protect local shopping facilities, Policy SP3 defines a retail hierarchy. The monitoring targets set to monitor its success are the percentage of A1 uses in the primary retail area of each of the town centres.					
<u>Number of A1 uses in primary retail areas as a percentage of all units in primary retail areas</u>					
The table below shows the % of A1 uses in the Principal and District Town Centres for 2014; 2015 and 2016; and the difference between 2009 and 2016:					
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	% Change 2009 – 2016
Ebbw Vale	61%	61%	62%	68%	+7%
Abertillery	45%	45%	45%	45%	0%
Brynmawr	61%	62%	54%	53%	-8%
Tredegar	67%	61%	63%	56%	-11%

Source: Blaenau Gwent Annual Town Centre Surveys

The percentage change of A1 uses in the Primary Retail Areas is a mixed picture across the principal and district town centres. For Ebbw Vale the percentage of A1 uses has been steadily increasing over the years with a marked increase of 6% between 2015 and 2016 resulting in a 7% percentage increase in A1 uses in the Ebbw Vale Primary Retail Area between 2009 and 2016.

For Abertillery, the percentage change of A1 uses in the Primary Retail Area has remained neutral year on year; therefore there has been no change in the percentage of A1 uses in the Primary Retail Area between 2009 and 2016.

However, the picture is very different for Brynmawr and Tredegar district town centres. Brynmawr experienced a 8% decrease in the percentage of A1 uses in the Primary Retail Area between 2014 and 2015. This was attributed to the closure of three A1 uses and the opening of an estate agent

which falls within the A2 use class. In 2016, this decrease has declined by a further 1% due to the further closure of an A1 use. At 2009 the percentage of A1 uses was 61% and in 2016 is 53% resulting in a decline of 8% of A1 uses in the Primary Retail Area.

Between 2015 and 2016, Tredegar district town centre has witnessed the greatest decline in the percentage of A1 uses in the Primary Retail Area. In 2015, the percentage of A1 uses was 63% by 2016 the percentage had decreased to 56% which is a 13% decline. This can be attributed to the further closure of three A1 uses in the Shopping Centre area of the town. In 2009, the percentage of A1 uses stood at 67%, the largest percentage of all of the town centres, the figure now stands at 56% which is a significant difference of 11%.

In terms of increasing the % of A1 uses in the Ebbw Vale Primary Retail Area from a base of 61% the Plan is on target (+7%).

In terms of increasing the % of A1 uses in the Abertillery Primary Retail Area from a base of 45% the Plan is behind target (no change).

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

In terms of increasing the % of A1 uses in the Tredegar Primary Retail Area from a base of 67% the Plan is behind target (-11%).

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

PERFORMANCE:	
RECOMMENDATION:	
<p>A main element of the LDP's retail strategy was to ensure thriving town centres and to achieve this policy DM5 was introduced to protect A1 uses in town centres. This has not been successful and therefore needs to be reviewed.</p> <p>The statutory review of the LDP will consider the appropriateness of Policy DM5.</p>	

Monitoring Table SP3 (b)

POLICY SP3	RELEVANT OBJECTIVES:	RELEVANT POLICIES:																																										
The Retail Hierarchy and Vitality and Viability of the Town Centres	1	DM1, DM2, DM5 & DM6 AA1 & R1																																										
MONITORING AIM: SP3(b)	To ensure the improvement of viability in the town centres																																											
MONITORING INDICATOR:	ANNUAL MONITORING TARGET:																																											
Reduce vacancy rates from a 2009 base figure tracked against other valley town centres	Reduce the vacancy rate in Ebbw Vale town centre from a base level of 11.5% (2009) tracked against other Valley towns																																											
	Reduce the vacancy rate in Abertillery town centre from a base level of 20% (2009) tracked against other Valley towns																																											
	Reduce the vacancy rate in Brynmawr town centre from a base level of 16% (2009) tracked against other Valley towns																																											
	Reduce the vacancy rate in Tredegar town centre from a base level of 12% (2009) tracked against other Valley towns																																											
	Reduce the vacancy rate in Blaina town centre from a base level of 25% (2009) tracked against other Valley towns																																											
ANALYSIS OF RESULTS:																																												
The second part of Policy SP3 is to improve the vitality and viability of the town centres. In order to monitor this, the vacancy rate of the town centres need to be tracked to ensure they are decreasing and are comparable with other Valley towns.																																												
<u>Reduce vacancy rates from a 2009 base figure tracked against other valley town centres</u>																																												
The table below shows the vacancy rates for Blaenau Gwent’s town centres for 2014; 2015 and 2016; and the difference in vacancy rates between 2009 and 2016:																																												
<table><tr><th>Town Centre</th><th>Vacancy Rate 2009</th><th>Vacancy Rate 2014</th><th>Vacancy Rate 2015</th><th>Vacancy Rate 2016</th><th>% Change 2009 – 2016</th></tr><tr><td>Ebbw Vale</td><td>11.5%</td><td>11%</td><td>11%</td><td>13%</td><td>+1.5%</td></tr><tr><td>Abertillery</td><td>20%</td><td>23%</td><td>23%</td><td>18%</td><td>-2.0%</td></tr><tr><td>Brynmawr</td><td>11.6%</td><td>11.1%</td><td>9%</td><td>10%</td><td>-1.6%</td></tr><tr><td>Tredegar</td><td>12.4%</td><td>18.6%</td><td>19.4%</td><td>18%</td><td>+5.6%</td></tr><tr><td>Blaina</td><td>25%</td><td>27.3%</td><td>22.6%</td><td>21.8%</td><td>-3.2%</td></tr><tr><td>Overall Vacancy Rates</td><td>15.0%</td><td>17.5%</td><td>18.3%</td><td>15.9%</td><td>+0.9%</td></tr></table>			Town Centre	Vacancy Rate 2009	Vacancy Rate 2014	Vacancy Rate 2015	Vacancy Rate 2016	% Change 2009 – 2016	Ebbw Vale	11.5%	11%	11%	13%	+1.5%	Abertillery	20%	23%	23%	18%	-2.0%	Brynmawr	11.6%	11.1%	9%	10%	-1.6%	Tredegar	12.4%	18.6%	19.4%	18%	+5.6%	Blaina	25%	27.3%	22.6%	21.8%	-3.2%	Overall Vacancy Rates	15.0%	17.5%	18.3%	15.9%	+0.9%
Town Centre	Vacancy Rate 2009	Vacancy Rate 2014	Vacancy Rate 2015	Vacancy Rate 2016	% Change 2009 – 2016																																							
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Blaina	25%	27.3%	22.6%	21.8%	-3.2%																																							
Overall Vacancy Rates	15.0%	17.5%	18.3%	15.9%	+0.9%																																							
Source: Blaenau Gwent Annual Town Centre Surveys																																												
The overall vacancy rate for the town centres is 15.9% (2016) which is a 2.4% decrease on last year. The Welsh national average vacancy is 13.7% (February 2016) which is a decrease of 1.8% from February 2015. The Blaenau Gwent vacancy rate remains higher than the Welsh average.																																												
The individual vacancy rates for Ebbw Vale and Brynmawr remain relatively low compared to the																																												

national average rate.

The vacancy rates across the principal and district town centres is a mixed picture and one that is different to last year. The vacancy rate in Brynmawr town centre has increased slightly since 2015, 1% increase although remains lower than the 2009 vacancy rate. The vacancy rate in Blaina has decreased a further 0.8% which means that the vacancy rate is 3.2% below that of the 2009 vacancy rate.

The vacancy rate in Abertillery has reduced considerably in 2016 to that of the previous year with a 5% decrease and is now 2.0% lower than the vacancy rate at 2009. This is a positive improvement for the town centre as the investment and regeneration that has taken place in the town centre is now being realised.

In Tredegar, the vacancy rate has decreased by 1.4% which is positive although there remains a 5.6% increase between the 2009 and 2016 vacancy rate. As a result of the vacancy rate remaining above 17% a trigger has been breached.

In Ebbw Vale, the vacancy rate has increased by 2% since the previous year and now stands at 1.5% above the 2009 vacancy rate.

Town	Status	Total No. of Commercial Premises in 2009	% Vacant Units 2009	Total No. of Commercial Premises in 2015 -2016	% Vacant Units 2016	% Change 2009-2016
Blaenau Gwent						
Ebbw Vale	Principal Town Centre	139	11.5%	117	13%	+1.5%
Abertillery	District Local Town Centre	159	20%	130	18%	-2.0%
Brynmawr	District Local Town Centre	155	11.6%	102	10%	-1.6%
Tredegar	District Local Town Centre	170	12.4%	155	18%	+5.6%
Blaina	Local Town Centre	64	25%	55	21.8%	-3.2%
Caerphilly (CCBC) No update available since 2014-2015						
Bargoed	Principal Town	138	19%	141	22%	+3% (2014-15)
Rhymney	Local Centre	31	6%	33	9%	+3% (2014-15)
Merthyr Tydfil						
Merthyr Town	Principal Town	No data available	13%	307	16.3%	+3.3%
Rhondda Cynon Taf (RCT)						
Aberdare	Principal Town	223	15%	221	10.85%	-4.15%
Ferndale	Key Settlement	46	13.0%	46	10.86%	-2.14%

Mountain Ash	Key Settlement	94	14.9%	93	15.0%	-0.1%
Treorchy	Key Settlement	114	6.1%	113	5.3%	-0.8%

Like other Heads of the Valleys towns, the picture is mixed with some faring well whilst others see vacancy rates increasing. All town centres in Rhondda Cynon Taf, Abertillery, Brynmawr and Blaina have witnessed a decrease in vacancy rates compared to the 2009 base rate. However Tredegar remains to have witnessed the biggest increase compared to the 2009 base rate although this year the increase has declined to 5.6% compared to 7% last year, this is followed by Merthyr Tydfil which is 3.3% higher than that in 2009.

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 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. An assessment of all retail related policy will be undertaken as part of the LDP review in order to identify whether any changes to the retail policies are necessary.

PERFORMANCE:

Monitoring Table: SP4 (a)

POLICY SP4	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Delivering Quality Housing	2 & 3	DM1, DM2, DM3, DM7, DM8, DM9 & DM12 MU1, MU2, MU3, H1, & HC1
MONITORING AIM:SP4 (a)	To secure construction of 3,500 net additional dwellings by 2021 and halt population decline	
MONITORING INDICATOR :	MONITORING TARGET:	
	Outcome by End of 2016	Outcome by End of Plan (2021)
Net number of additional affordable and general market dwellings built per annum	Completion of 1,900 homes	Completion of 3,500 homes
Population level of Blaenau Gwent	Increase population to 69,968	Increase population to 70,849
Percentage of vacant properties	Decrease vacancy rate of residential properties to 4.5%	Decrease vacancy rate of residential properties to 4%
ANALYSIS OF RESULTS:		
To stem out-migration and attract people to the area Policy SP4 makes provision for the delivery of 3,500 new dwellings and aims to increase the population of the Borough to 70,894 by 2021. The monitoring targets set to measure success are the completion of homes, population levels and the vacancy rate of residential properties.		
Net number of additional affordable and general market dwellings built		
Year	Net number of additional affordable and general market dwellings built	
2006 – 2013	807	
2013-2014	81	
2014 – 2015	49	
2015-2016	147	
Total to date	1084	

The above table identifies that 1,084 homes have been built to date which is well below the outcome requirement figure of 1,900 homes by 2016.

This year’s figure of 147 is the third highest reached in the Plan period and is an improvement on the previous three years performance. However, again the high figure reflects the completion of a number of RSL schemes.

In terms of the net number of additional affordable and general market dwellings built and the outcome requirement of 1,900 by 2016, at 1,084 the 2016 target has not been achieved. At 43% below the requirement the trigger of 30% has been broken.

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

The latest mid-year estimate (2015) is 69,554. There has been a slight decrease again this year which means that we have failed to meet the target of 69,968 set for 2016.

In terms of the outcome target of increasing the population to 69,968 by 2016, with a figure of 69,554, the Plan has failed to meet the outcome target but is within the 3%+/- trigger(-0.5%).

Percentage of Vacant Properties

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

Year	2001	2011
Vacancy Rate	5.7%	4.8%

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

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

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

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

PERFORMANCE:

ACTIONS:

The 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 the control of the Council. However, there are actions the Council can take to assist in delivering the Plans strategy and in particular the delivery of housing land:

- The Regeneration Division of the Council have set up an Ebbw Vale Innovation Corridor (EVIC) Programme to bring together a number of major mixed use regeneration projects (Ebbw Vale Sustainable Framework (MU1) The Works (MU2)), Enterprise Zone sites, Town Centre Improvements and the Circuit of Wales. The new overarching Programme will provide an efficient joined up approach to these existing projects maximising positive regeneration outcomes and benefits. New management arrangements have introduced a new level of co-ordination and challenge for delivery of key work packages. Housing is one of the key work packages.
- The Council's Estate Team is now part of the Regeneration Division which will help in ensuring that development sites are brought forward for development.
- The proposed Circuit of Wales development provides opportunities to deliver jobs, inward

investment, increase tourism, improve skills but will also increase confidence in the area.

- City Deal offers an opportunity to access significant investment (£1.2 billion total) to deliver new jobs and leverage an additional £4 billion of private sector investment. It provides an opportunity to improve transport connectivity; increase skill levels; supporting people into work; and giving businesses the support they need to innovate and grow. Blaenau Gwent is part of this and is looking to benefit from the funding.
- The Council have produced marketing sheets to promote the housing land allocated in the Local Development Plan. These have been placed on the Council's website.

RECOMMENDATION:

The adopted LDP was based on a strategy of growth and regeneration the growth, amongst other things, required a high level of housing completions. The housing level anticipated has not been delivered and it appears unlikely that it will be achieved in the remaining plan period. Similarly the aim of increasing the population of Blaenau Gwent has not been achieved.

The statutory review of the LDP needs to consider the appropriateness of the LDP's housing requirement figure and the population and household projections they were based on.

Monitoring Table: SP4 (b)

POLICY SP4	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Delivering Quality Housing	2 & 3	DM1, DM2, DM3, DM7, DM8, DM9 & DM12 MU1, MU2, MU3, H1, & HC1
MONITORING AIM: SP4 (b)	To ensure the delivery of 1,000 affordable dwellings, 335 of which through planning obligations	
MONITORING INDICATOR :	MONITORING TARGET:	
	Outcome by End of 2016	Outcome by End of Plan (2021)
Number of net additional affordable dwellings built per annum	224 affordable dwellings through S106 agreements	335 affordable dwellings through S106 agreements
	ANNUAL MONITORING TARGET:	
Change in viability	Change in sales value per sq m	
	A change that would impact on viability of development - building regulations and code for sustainable homes	
ANALYSIS OF RESULTS:		
The second part of Policy SP4 is to ensure that local housing need is met and sustainable linked communities are created. The monitoring targets set to monitor its success are the number of net additional affordable dwellings built per annum and a change that would impact on viability of development.		
Number of net additional affordable dwellings built per annum		
Part of delivering quality housing is ensuring that local housing need is met. This involves the delivery of a mix of tenure including social rented, intermediate rent and low cost homes. Overall the Plan aims to deliver 1,000 affordable properties by 2021.		
Year	Number of net additional affordable dwellings Completed	
2006- 2013	317	
2013-2014	41	
2014-2015	7	
2015-2016	63	
Total	428	
To date 428 affordable dwellings have been delivered. However, this figure is likely to increase significantly over the next few years due to the number of 100% affordable housing schemes currently under construction. If all the schemes below are delivered as planned this figure would increase to 558.		
Development	Number of affordable units in pipeline	Progress
Gwaun Helyg, Ebbw Vale	60	Site Under Construction
Briery Hill, Ebbw Vale	16	Site Under Construction
Sirhowy Infants School Tredegar	23	Not Started but in SHG programme
Catref Aneurin Bevan,	13	Not Started but in SHG

Tredeggar		programme
Greenacres, Tredeggar	18	Not Started but in SHG programme
Total	130	

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 429 and only a third of the Plan period left, the Plan is behind target.

Of the 1,000 total affordable properties 224 are to be secured through S106 Agreements by 2016 and 335 by 2021. To date a total of 74.5 units are secured or are in the process of being secured through S106 Agreements as identified in the table below:

Development	No of units secured through S106 Agreements
BKF Plastics (S106 signed)	2
Park Hill, Tredeggar (Phase 1) (S106 being varied to reduce affordable housing contribution)	14.3
Park Hill, Tredeggar (Phase 2) (S106 being varied to reduce affordable housing contribution)	15
Peacehaven (S106 signed)	8
Rhyd -y- Blew (subject to signing of S106)	25
Former Ty'r Graig School (subject to signing of S106)	1
Land adj Nant-y-felin, Rassau (subject to signing of S106)	1
Penrhiw Estate, Penrhiw (subject to signing of S106)	2.3
Pantyforest, Ebbw Vale (subject to signing of S106)	2.1
Land at Pochin, Tredeggar (subject to signing of S106)	2.8
Cambridge Gardens, Ebbw Vale (subject to signing of S106)	1
Total	74.5

This figure (74.5) falls well short of the target of 224 by 2016 but reflects the lack of confidence in the private sector housing market in Blaenau Gwent and the wider problems in the housing market.

In terms of the number of net additional affordable houses delivered through S106 per annum and the outcome requirement for 224 to be secured by 2016, with a figure of 73.4, the Plan is behind target and breaks the trigger of being below 20% of the 224 target.

Change in viability

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

Year	Source	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

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. The values at Peacehaven have increased from £1,377.4 to £1,548 between 2014 and 2016, an increase of 12%.

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. This change was considered as part of the Community Infrastructure Levy viability work.

In the last year there have been an increase in house prices and hence sales values. Average house prices have increased by 11% in the last year from £62,394 in April 2015 to £69,384 in April 2016. Sales prices at Peacehaven, Tredegar have also increased during this period.

Low sales values, a perceived lack of demand and the introduction of sprinklers have led to viability issues in Blaenau Gwent.

In terms of the change in viability a trigger has been broken as there has been a decrease of more than 10% in sales value per sq metre in some parts of the Borough and the introduction of a Building Regulation change that would impact on viability.

The monitoring aim to deliver 1,000 affordable dwellings, 224 of which through planning obligations by 2016 is not being achieved at the anticipated levels and it is unlikely that this will be addressed without specific intervention.

PERFORMANCE:**ACTIONS:**

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 affordable homes:

- The Council's Supplementary Planning Guidance on Planning Obligations is being revised to ensure that affordable housing can be delivered without making private sites unviable. This is likely to require the use of Social Housing Grant to support delivery of affordable housing on unviable sites.

RECOMMENDATION

The adopted LDP aimed to deliver 1,000 affordable homes, 224 (2016) of which through planning obligations, this has not been achieved.

The statutory review of the LDP needs to consider why the affordable housing has not been delivered at the scale anticipated.

Monitoring Table: SP5 (a)

POLICY SP5	RELEVANT OBJECTIVES:	RELEVANT POLICIES:								
Spatial Distribution of Housing	3	MU1, MU2, MU3, H1, & HC1								
MONITORING AIM: SP5 (a)	To ensure the delivery of housing in accordance with the strategy									
MONITORING INDICATOR:	ANNUAL MONITORING TARGET:									
The housing land supply taken from the current Housing Land Availability Study	Less than a 5 year supply									
Land available for Gypsy and Traveller units	Land Available - loss of land to other uses									
ANALYSIS OF RESULTS:										
To ensure the delivery of housing in accordance with the strategy, the plan monitors the housing land supply taken from the current Housing Land Availability Study and that land is available for Gypsy and Travellers units.										
<u>The housing land supply taken from the current Housing Land Availability Study</u>										
Local planning authorities are required by Welsh Government (PPW) to ensure that sufficient land is available, or will become available, for a five-year supply of land for housing. To demonstrate this, each local planning authority prepares a Joint Housing Land Availability Study each year. The current published study for Blaenau Gwent (2016) indicates that Blaenau Gwent has a 1.35 year land supply.										
<table><tr><th>Year</th><th>Land Supply in Years</th></tr><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></table>			Year	Land Supply in Years	2014	3.31	2015	2.01	2016	1.35
Year	Land Supply in Years									
2014	3.31									
2015	2.01									
2016	1.35									

Having less than a 5-years supply breaches a trigger point.

However, the issue in Blaenau Gwent is not with the supply of land but the reluctance of developers to build due to concerns over viability and a lack of confidence in the market. The residual method means that the under performance during the recession results in an extremely high build rate for the remainder of the Plan period (nearly 500 units per annum). This is unachievable.

Even where sites are identified as being available and viable relatively small numbers are identified as coming forward in the five year period. The remainder of these sites sit outside the 5 year supply even though much of the land is available for development. This is due to slow build rates which are as a result of a perceived lack of confidence in the local housing market and large sites which are considered to only be able to support a small number of outlets.

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 1.35 years, the Plan has breached a trigger.

Land Available for Gypsy and Traveller units

As part of policy SP4’s aim of meeting local housing need a site was included in the Plan to accommodate unmet gypsy and traveller needs. The trigger point is the loss of the proposed site to other uses – the land is currently vacant and thus the trigger has not been broken. Indeed, a

planning application is currently being considered for the provision of the 4 plots identified in the needs assessment.

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

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

PERFORMANCE:

ACTIONS:

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

- The Regeneration Division of the Council have set up an Ebbw Vale Innovation Corridor (EVIC) Programme to bring together a number of major mixed use regeneration projects (Ebbw Vale Sustainable Framework (MU1) The Works (MU2)), Enterprise Zone sites, Town Centre Improvements and the Circuit of Wales. The new overarching Programme will provide an efficient joined up approach to these existing projects maximising positive regeneration outcomes and benefits. New management arrangements have introduced a new level of co-ordination and challenge for delivery of key work packages. Housing is one of the key work packages.
- The Council's Estate Team is now part of the Regeneration Division which will help in ensuring that development sites are brought forward for development.
- The proposed Circuit of Wales development provides opportunities to deliver jobs, inward investment, increase tourism, improve skills but will also increase confidence in the area.
- City Deal offers an opportunity to access significant investment (£1.2 billion total) to deliver new jobs and leverage an additional £4 billion of private sector investment. It provides an opportunity to improve transport connectivity; increase skill levels; supporting people into work; and giving businesses the support they need to innovate and grow. Blaenau Gwent is part of this and is looking to benefit from the funding.
- The Council have produced marketing sheets to promote the housing land allocated in the Local Development Plan. These have been placed on the Council's website.

RECOMMENDATION:

The adopted LDP was based on a strategy of growth which required an increase in housing completions. Part of ensuring the housing requirement identified in the Plan is delivered is having a 5 year housing supply of land. The Plan has not had a 5 year land supply since adoption.

The statutory review of the LDP needs to consider the appropriateness of the LDP's housing requirement figure and the availability of the land included in the LDP.

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 out of outcomes.			
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
Ebbw Vale	405	37%	55%
Tredegar	340	31%	25%
Upper Ebbw Fach	232	22%	10%
Lower Ebbw Fach	107	10%	10%
Total	1084		
At 37%, it is clear that Ebbw Vale has underperformed against the expected outcome of 55% for 2016.			
Ebbw Vale needs to increase its share of completions this is likely to be achieved with planning permission for 250 homes on part of the Ebbw Vale North site (Former Rhyd y Blew Reservoir) being granted subject to the signing of a S106 agreement. Also the Council and Coleg Gwent are both working in partnership with RSL's to bring other parts of the Ebbw Vale North site forward (former school site (209 units) and college site (74 units)) - planning applications for these are imminent. A Development Brief has been adopted for the Northgate site at 'The Works' but the release to the market was delayed due to the need for a revised Flood Consequence Assessment. This has now been completed and the site is to be released later this year.			
In terms of the percentage of housing developments delivered in the Ebbw Vale hub area and the outcome requirement for 55% by 2016 the Plan, at 37%, is below the target			
In terms of the percentage of housing developments delivered in the Tredegar hub area and the outcome requirement for 25% by 2016 the Plan, at 31%, is above the target			
In terms of the percentage of housing developments delivered in the Upper Ebbw Fach hub area and the outcome requirement for 10% by 2016 the Plan, at 22%, is above the target.			
In terms of the percentage of housing developments delivered in the Lower Ebbw Fach hub area and the outcome requirement for 10% by 2016 the Plan, at 10%, is on target.			
The monitoring aim to ensure the delivery of housing in accordance with the strategy and to increase build rates over the plan period is not currently being achieved but the situation can be ameliorated without immediate intervention or sufficiently progressed not to require direct			

intervention.	
PERFORMANCE:	

Monitoring Table: SP6

POLICY SP6	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Ensuring Accessibility	4	DM1 T1, T2, T3, T4, T5 & T6
MONITORING AIM:	To ensure improved connectivity within Blaenau Gwent and with the wider area	
MONITORING INDICATOR :	MONITORING TARGET:	
	Outcome by End of 2016	Outcome by End of Plan (2021)
Number of highway and public transport schemes implemented	Transport projects 13 projects delivered	Transport projects 26 projects delivered
ANALYSIS OF RESULTS:		
Policy SP6 is aimed at ensuring accessibility, the monitoring aim is to ensure that connectivity within Blaenau Gwent is improved. This is to be measured through the delivery of schemes identified in the Plan.		
Number of highway and public transport schemes implemented		
Highway and public transport schemes implemented		
Cycle Routes		
T1.1	HoV Route linking 9 Arches Tredegar to Brynmawr	
T1.3	HoV to Ebbw Vale and Cwm	
T1.8	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

The following scheme is under construction or expected to be delivered this year:

Cycle Routes	
T1.4	Cwm to Aberbeeg

A further scheme has been completed this year bringing the total number of schemes completed to eleven. A further scheme is under construction. The Plan is two schemes short of its outcome of 13 projects by 2016.

In terms of the number of transport schemes implemented and the outcome for 13 by 2016, the Plan, with 11 schemes completed is slightly behind target.

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.

PERFORMANCE:

Monitoring Table: SP7 (a)

POLICY SP7	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Climate Change	6	DM1, DM2 & DM4
MONITORING AIM: SP7 (a)	To ensure that more of the County Borough's electricity and heat requirements are generated by renewable and low zero carbon energy	
MONITORING INDICATOR:	MONITORING TARGET:	
Progress on the adoption of an Energy Opportunities Plan	Outcome by End of 2016	Outcome by End of Plan (2021)
	The Energy Opportunities Plan will be adopted by the Council	
The capacity of renewable energy developments installed per annum	ANNUAL MONITORING TARGET:	
	All major applications provide evidence of consideration to the generation of renewable energy	
ANALYSIS OF RESULTS:		
Policy SP7 seeks to address the causes of climate change. As part of this, the Policy aims to ensure that more of the County Borough's electricity and heat requirements are generated by renewable and low zero carbon energy.		
Energy Opportunities Plan		
The Council has completed heat demand mapping and masterplanning on a number of sites to explore the potential for district heating networks in Blaenau Gwent. This was completed by consultants, Sustainable Energy Limited in early 2016 and the Council will be proceeding to undertake full feasibility analysis for one of the sites identified. Consultants will be appointed to carry out the feasibility study and their commission will also review the existing network at 'The Works' in Ebbw Vale with the intention of considering opportunities for expansion.		
In late 2015, the Council's Executive Committee approved a report outlining a proposed programme of energy projects which include a range of opportunities including short, medium and long term objectives. Through work with Welsh Government one of the Council's energy projects has been included as one of seven demonstrators across Wales within the Smart Living Demonstrator Framework. Each demonstrator has a different energy focus and the Blaenau Gwent demonstrator will be to create the first Local Area Energy Catalyst Model that can create, move and use energy bundled with other services to encourage equality of support for our residents and businesses. In order to test the viability of the Project, the Council has been supported by welsh Government to engage consultants to carry out research and assist in the development of the Project. This project will consider a wide range of energy opportunities including district heating network deployment, renewable energy potential and community engagement.		
In terms of the adoption of the Energy Opportunities Plan by 2016, the target has not been achieved, although progress is being made.		
The capacity of renewable energy developments installed per annum		
Scheme	Location	Capacity
2013-2014		
Wind Turbine	Unit 15 Rassau Industrial Estate	0.75 MW
Wind Turbine	Penrhiwgwaith Farm,	0.5 MW

	Hollybush	
2014 – 2015		
Wind Turbine	Unit 29 Tafarnaubach Industrial Estate	0.5 MW
2015-2016		
2 Wind Turbines	Blaentillery Farm, Cwmtillery	0.45 MW
Photovoltaic panels	Eurocaps Ltd, Crown Business Park, Tredegar	0.24 MW
Total (2013-2016)		2.44 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		
Total (2013-2016)		2.79 MW

0.69 MW of renewable / low carbon energy has been installed in 2015-2016.

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 2015-2016, one major scheme has been approved for an 18,500 sq m extension to the existing Silent Valley Waste Transfer station. No renewable energy generation has been incorporated into the scheme. However, Silent Valley already collects methane from the site and generates electricity. Wind turbines have also been investigated.

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

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

PERFORMANCE:

Monitoring Table: SP7 (b)

POLICY SP7	RELEVANT OBJECTIVES:	RELEVANT POLICIES:								
Climate Change	6	DM1, DM2 & DM								
MONITORING AIM: SP7 (b)	To ensure the efficient use of land									
MONITORING INDICATOR:	ANNUAL MONITORING TARGET:									
Average density of housing development permitted on allocated sites	100% of mixed use sites to deliver 35 units and over per hectare									
Amount of development including housing, permitted on allocated sites in the development plan as a % of development plan allocations and as a % of total development permitted (ha and units)	70% of all development to be on allocated sites									
Amount of new development permitted on previously developed land (brownfield redevelopment and conversions) expressed as a percentage of all development permitted	80% of new development to be on brownfield land									
MONITORING INDICATOR:	MONITORING TARGET:									
	Outcome by End of 2016	Outcome by End of Plan (2021)								
The number of land reclamation schemes completed per annum	Land Reclamation Schemes – 2 delivered	Land Reclamation Schemes – 2 delivered								
ANALYSIS OF RESULTS:										
The aim of this policy is to ensure the efficient use of land, this is being monitored through ensuring that the average density set in the Plan is being achieved particularly on the large mixed-use sites. Also ensuring that development is taking place on allocated land and brownfield land.										
Average Density of Housing Development permitted on allocated sites										
<table><tr><th>Year</th><th>Average Density</th></tr><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></table>			Year	Average Density	2013-2014	31.07	2014-2015	47	2015-2016	19
Year	Average Density									
2013-2014	31.07									
2014-2015	47									
2015-2016	19									
Of the 6 permissions granted all were under the 35 average density Plan average.										
In terms of the average density of housing development permitted on allocated sites the average density this year is 19 which is below the 35 Plan average.										
100% of Mixed-use sites to deliver 35 units and over										

Year	Average Density
2013-2014	N/A
2014-2015	42
2015-2016	N/A

In terms of the average density of housing development permitted on allocated sites and the requirement for 100% of mixed-use schemes to be over 35 the Plan, with 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%
Total to date	170.88	45%

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

Permissions have been granted for 45% of developments on allocated land although we are now 66% of the way through the Plan period. However, it was always recognised that build rates for housing would need to increase through the latter stages of the Plan. The figure of 2.4% for this year is disappointing compared to last year's figure.

In terms of the percentage of allocated sites with permission the figure for 2015-2016 is 2.4% and the total to date is 45%.

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%
Total to date	170.881	464.721	37%

This year only 48% of all developments were on allocated sites, which is a large reduction from last year. This figure has been affected this year by a number of STOR applications which although on protected employment sites are not on allocated sites. Also there has been a number of residential windfall sites coming forward.

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 48% for 2015-2016, has not met the target and has breached the trigger of -10%.

New Development on Brownfield land**Development permitted on brownfield land as a percentage of total development permitted**

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%

This year 74% of new development permitted is on brownfield land.

In terms of the amount of new development permitted on previously developed land (brownfield redevelopment and conversions) expressed as a percentage of all development permitted and the requirement for 80%, the Plan with a figure of 74%, is behind target. The trigger of -10% has not been breached.

Land Reclamation Schemes

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

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

The monitoring aim to ensure the efficient use of land is not being achieved and it is unlikely that this will be addressed without specific intervention.

PERFORMANCE:**ACTIONS:**

This year saw a marked decline in the average density for housing applications. This needs to be monitored closely as it could have consequences in terms of sustainable use of land and on future land requirements. Planning Policy responses to future planning applications need to strengthen advice on density requirements.

In terms of the amount of development on allocated sites the issue this year is with regard to a number of employment applications whilst within employment sites are not within employment allocations. This is a technical matter as employment protected land though not classed as allocated land it is suitable for redevelopment and extensions, indeed these types of development are encouraged by the Plan. It is therefore considered that there is not an issue in terms of underperformance of the Plan. It is acknowledged that the overall position is also below target but this is due to the granting of permission for the Circuit of Wales which skewed the figure for 2013-14.

The land reclamation schemes are unlikely to come forward due to the lack of Welsh Government funding. These allocations will be reconsidered through the review of the Plan.

RECOMMENDATION:

The adopted LDP strategy was to secure the efficient use of land. In terms of the average density of allocated housing sites, the use of allocated land, the use of previously developed land and delivery of land reclamation sites the strategy is not being achieved.

The statutory review of the LDP needs to consider if these measures are still appropriate and if they are what changes are required to the Plan to ensure they can be achieved.

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>														
The monitoring indicator is the amount of development permitted in C1 and C2 areas not meeting TAN 15 tests.														
<table><tr><th>Year</th><th>No. of Developments</th></tr><tr><td>Nov 2012 -31st March 2013</td><td>2</td></tr><tr><td>2013 – 2014</td><td>1</td></tr><tr><td>2014 – 2015</td><td>1</td></tr><tr><td>2015-2016</td><td>1</td></tr><tr><td>Total</td><td>5</td></tr></table>			Year	No. of Developments	Nov 2012 -31 st March 2013	2	2013 – 2014	1	2014 – 2015	1	2015-2016	1	Total	5
Year	No. of Developments													
Nov 2012 -31 st March 2013	2													
2013 – 2014	1													
2014 – 2015	1													
2015-2016	1													
Total	5													
In 2015-2016, one development was permitted in C1 and C2 floodplain not meeting all TAN 15 tests.														
In terms of the amount of development permitted in C1 and C2 flood plain areas not meeting all TAN 15 tests the figure for 2015-2016 is 1.														
<u>No permissions for highly vulnerable or emergency services development within flood zone C2</u>														
The annual monitoring target is for no permissions for highly vulnerable or emergency services development within flood zone C2. The one permission above was for an extension to a hotel (highly vulnerable development) in a C2 area, which NRW had no objection to as the FCA identified that the site was no longer in a C2 area.														
In terms of the requirement for no permissions for highly vulnerable or emergency services development within flood zone C2, as the Plan permitted 1, a trigger point has been breached.														
<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. One development was permitted in flood zone C1 and showed that the consequences of flooding could be managed 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 the Plan is on target.

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

PERFORMANCE:

Monitoring Table: SP8 (a)

POLICY SP8	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Sustainable Economic Growth	8 & 9	DM1, DM2, DM3 & DM10 MU1, MU2, EMP1, EMP2, ED2 & TM1
MONITORING AIM: SP8(a)	To ensure sufficient employment land is provided to increase employment activity	
MONITORING INDICATOR:	MONITORING TARGET:	
	Outcome by End of 2016	Outcome by End of Plan (2021)
Net Employment Land	Employment land – 23.8 ha delivered	Employment land – 26.2 ha delivered
Employment rate for Blaenau Gwent	Increase employment rate from 59.2% (2009) to 66.05% (2016) tracked against Merthyr Tydfil	Increase employment rate from 59.2% (2009) to 72.9% (2021) tracked Merthyr Tydfil
Percentage of economic activity wanting a job	Reduce percentage of economic inactive wanting a job from 25.2% (2009) to 23.95% (2016) tracked against Merthyr Tydfil	Reduce percentage of economic inactive wanting a job from 25.2% (2009) to 22.7% (2021) tracked against Merthyr Tydfil
ANALYSIS OF RESULTS:		
<p>To meet economic and employment development needs and ensure that Blaenau Gwent achieves its economic potential, Policy SP8 allocates 50 hectares of land for employment use. The monitoring targets set to measure success are the development of employment land, employment and economic inactivity levels.</p> <p>Employment Land</p> <p>Allocated Employment Land</p> <p>By the end of 2016, it was expected that 23.8 ha of employment land would be delivered. None of these employment allocations were delivered during the period 2015-2016. Although 0.4 ha of land at Waun y Pound (EMP1.6) for a vehicle security park and storage container facility including office facility and weighbridge is currently under construction. Planning permission has also been granted for the construction of a B2 industrial unit with associated offices and external area on a 0.2 ha plot of land at Waun y Pound Industrial Estate (EMP1.6).</p> <p>Last year it was reported that outline planning permission had been granted on 4.8 ha of land, to the south east of Lime Avenue within The Works (Policy MU1) allocation for B1 employment use. The development has not commenced on site.</p> <p>The development of the Rhyd y Blew site remains a key strategic priority for Welsh Government. The engineering and access infrastructure works have been completed and sewerage connection work is being progressed. The site is being prepared for development as there is interest in the site.</p> <p>Non-Allocated Employment Land</p> <p>In addition to the allocated sites, the Council monitors annually the existing 21 employment areas across the County Borough, which consist of approximately 248 primarily B1, B2 and B8 employment units. As well as ensuring the ability of new sites to come forward, the LDP also plays a key role in protecting and managing these sites.</p>		

Between 2006 and 2014, 28,846.5 sq m of land for employment use, in the form of extensions and new industrial units has been approved and constructed within existing employment areas. Planning permission for a further 100,000.27 sq m of employment related land use development was approved but not started in this period. Since last year, of the 100,000.27, 3,189 sq m has been constructed.

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

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

Source: Nomis

The monitoring outcome to increase the employment rate from 59.2% (2009) to 66.05% (2016) has been achieved as it now stands at 67.3%.

Tracked against another area of similar characteristics to Blaenau Gwent, namely Merthyr Tydfil, the rate of change is significantly better for Blaenau Gwent. Blaenau Gwent's employment rate has increased by 8.1% between 2008 and 2015, whilst Merthyr Tydfil's has increased at a much slower rate of 3.6% over the same period of time.

Although the Merthyr Tydfil's employment rate remains higher than that of Blaenau Gwent's, the difference in change between 2008 and 2015 is significantly greater for Blaenau Gwent.

In terms of the monitoring target to increase the employment rate from 59.2% and the outcome requirement of 66.05% by 2016, the target has been achieved.

Economically Inactive – Wants a Job

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

2013 – 2014	34.0%	29.1%	25.4%
2014-2015	30.5%	33.6%	25.6%

Source: Nomis

The monitoring outcome to reduce the percentage of economically inactive wanting a job from 25.2% to 23.95% has not been achieved. The number of people economically inactive who wants a job has decreased from 34.0% in 2013-2014 to 30.5% in 2014-2015.

In comparison with Wales, the difference has decreased from 10.2% in 2012-2013 to 4.9% in 2014-2015, albeit Blaenau Gwent's rate remains significantly higher than Wales.

At 30.5% the Blaenau Gwent percentage is lower than the Merthyr Tydfil figure of 33.6%.

In terms of the percentage of economic activity - wanting a job and the outcome requirement of reducing this from 25.2% to 23.95% by 2016 the Plan at 30.5% is behind target. However, when tracked against Merthyr Tydfil, Blaenau Gwent is performing well.

The monitoring aim to ensure sufficient employment land is provided to increase employment activity has not been achieved at the anticipated 2016 levels and it is unlikely that this will be addressed without specific intervention.

PERFORMANCE:

ACTION:

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

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

- The designation of an Enterprise Zone will assist with the transformation of the local economy in Blaenau Gwent and attract major inward investment focussing on the manufacturing sector. The marketing that is taking place, the funding and other benefits should prove attractive to prospective inward investors.
- The Council's Regeneration, Planning and Estates departments are working collaboratively to monitor the situation in terms of land take up and the uses operating on the industrial sites. The Council are currently conducting a Business Survey with existing businesses on the industrial estates in order to ensure that the Council can identify any business needs and growth plans, and therefore tailor its approach to accommodate for any requirements.
- The Council have produced marketing sheets to promote the employment land allocated in the Local Development Plan. These have been placed on the Council's website.
- The Regeneration Division of the Council have set up an Ebbw Vale Innovation Corridor (EVIC) Programme to bring together a number of major mixed use regeneration projects (Ebbw Vale Sustainable Framework (MU1) The Works (MU2)), Enterprise Zone sites, Town Centre Improvements and the Circuit of Wales. The new overarching Programme will provide an efficient joined up approach to these existing projects maximising positive regeneration outcomes and benefits. New management arrangements have introduced a new level of co-ordination and challenge for delivery of key work packages.

- The Council's Estates Team is now part of the Regeneration Division which will help in ensuring that development sites are brought forward for development.
- The proposed Circuit of Wales development provides opportunities to deliver jobs, inward investment, increase tourism, improve skills but will also increase confidence in the area.
- City Deal offers an opportunity to access significant investment (£1.2 billion total) to deliver new jobs and leverage an additional £4 billion of private sector investment. It provides an opportunity to improve transport connectivity; increase skill levels; supporting people into work; and giving businesses the support they need to innovate and grow. Blaenau Gwent is part of this and is looking to benefit from the funding.

RECOMMENDATION:

The adopted LDP employment strategy was based on ensuring sufficient land was available to support and increase economic activity. This has not been achieved.

The statutory review of the LDP needs to consider the appropriateness of the targets set to increase economic activity, the employment land requirement and the suitability of the land identified.

Monitoring Table: SP8 (b)

POLICY SP8	RELEVANT OBJECTIVES:	RELEVANT POLICIES:				
Sustainable Economic Growth	8 & 9	DM1, DM2, DM3 & DM10				
MONITORING AIM: SP8(b)	To ensure the diversification of the economic base					
MONITORING INDICATOR :	ANNUAL MONITORING TARGET:					
Official labour market statistics for Blaenau Gwent identifying the number of employees in different sectors.	Maintain the number of employee jobs in manufacturing at 5,300 (2008) tracked against the HoV average					
	Increase the number of employee jobs in construction industry from 800 (Blaenau Gwent, 2008) to 1,000 (Wales, 2008) tracked against the HoV average					
	Increase the number of employee jobs in the service industry from 12,700 (Blaenau Gwent, 2008) to 13,797 tracked against the HoV average					
MONITORING INDICATOR:	MONITORING TARGET:					
	Outcome by End of 2016	Outcome by End of Plan (2021)				
Delivery of learning infrastructure	Completion of the Learning Zone	Completion of the new primary school on the Six Bells Colliery Site				
Delivery of health infrastructure		Completion of primary care resource centres				
ANALYSIS OF RESULTS:						
Employment Diversification						
Part of delivering opportunities for sustainable economic growth is through the diversification of the economy. The monitoring targets set to measure success are official labour market statistics for employees in different sectors.						
The Number of Employee Jobs in Blaenau Gwent						
Sector	2008	2009	2012	2013	2014	Change (2008 – 2014)
Manufacturing	5,300	4,000	4,200	4,400	4,300	-1,000
Construction	800	900	1,000	900	800	0
Services	12,700	13,100	14,100	13,000	12,800	+100
Source: Office for National Statistics						
The Change in Employee Jobs in Blaenau Gwent between 2009-2014						
Sector	No. Change 2009-2014		% Change 2009-2014			
Manufacturing	+300		+6.9%			
Construction	-100		-11%			
Services	-300		-2.3%			
The Number of Employee Jobs in Merthyr Tydfil						
Sector	2009	2012	2013	2014	Change (2009-2014)	
Manufacturing	3,100	2,700	2,800	3,000	-100	
Construction	600	600	600	700	+100	
Services	18,200	18,100	17,800	17,300	-900	
Source: Office for National Statistics						

The Change in Employee Jobs in Merthyr Tydfil between 2009-2014

Sector	No. Change 2009-2014	% Change 2009-2014
Manufacturing	-100	-3.2%
Construction	+100	16.6%
Services	-900	-4.9%

Manufacturing

The number of employee jobs in manufacturing has fallen from a base level of 5,300 in 2008 to 4,300 in 2014 meaning a loss of 1,000 employee jobs during this period. The sharpest decrease was between 2008 and 2009 with a loss of 1,300 jobs. Between 2009 and 2013, the number of employee jobs has been steadily increasing; however data for 2014 reveals that there has been a loss of 100 employee jobs.

The annual monitoring target to maintain the number of employee jobs in manufacturing has not been met, with an overall loss of 1,000 between 2008 and 2014. When comparing 2009-2014 figures against Merthyr Tydfil, Blaenau Gwent has fared well with a 6.9% increase rather than a 3.2% decrease in Merthyr Tydfil.

In terms of maintaining the number of employee jobs in manufacturing at 5,300, at 900 below this figure, the target has not been achieved.

Construction Industry

The number of employee jobs in the construction sector has remained at 800 although in 2012 the number of jobs in this sector increased by 200 to 1,000 jobs, however the number has now fallen back to the 2008 figure. In comparison to Blaenau Gwent, Merthyr Tydfil seen no change between 2009 and 2013, however latest data (2014) reveals that the number of jobs in this sector has risen by 100, a fairly significant increase of 12.5%.

The annual monitoring target is to increase the number employed in the construction sector from 800 to 1,000 by the end of the plan period. This was achieved in 2012. However, in 2013 there was a decrease and again in 2014 which means that the number employed in this sector is 800. This decrease means that the figure remains the same as what it was in 2008 and the increase can be attributed to a number of key projects on The Works site which employed local people.

In terms of maintaining the number of employee jobs in construction and the target to increase the number from 800 to 1,000, at 800 jobs, the target has not been achieved. The trigger point of -10% compared to Merthyr Tydfil has been broken.

Service Industry

In 2008, the number of people employed in the service industry was 12,700. In 2013, the number was 13,000, an increase of 300. However in 2012, there were 14,100 employed in this sector achieving the 13,797 target by the end of the plan period. However the latest data reveals that there has been a decline in this sector to 12,800 jobs which is a significant decrease to the 2012 figure.

The annual monitoring target is to increase the number employed in the service sector to 13,797. At 2014, the figure is significantly less than the target although higher than the base level of 2008. Within the period of 2009-2014, Blaenau Gwent has witnessed a 2.3% decline and Merthyr has seen a decline of 2.2% in this sector. No trigger has been broken.

In terms of maintaining the number of employee jobs in the service industry and the target to increase the number from 12,700 to 13,797, at 12,800 jobs, the target has not been achieved.

Learning and Health Infrastructure

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

Learning Infrastructure

As reported in the 2013-2014 and 2014-2015, LDP Annual Monitoring Report, the Learning Zone; Ebbw Fawr 3-16 Learning Community; and Pen y Cwm special educational needs school were all completed and operational on The Works site, Ebbw Vale (Policy MU1) in September 2012. The Welsh medium primary school Ysgol Gymraeg Brynmawr opened in September 2009.

In February and March 2015, formal consultation was undertaken on the 3-16 Learning Community in Abertillery. The Education Recovery Board has approved the Council's plans to establish the Learning Community in Abertillery. The Learning Community will be created using existing school sites at Abertillery Comprehensive, Abertillery Primary, Roseheyworth Primary, Bryngwyn Primary and Queen Street Primary. Pupils from Queen Street and Bryngwyn will move to a new community primary school building on the former Six Bells Colliery site. The Six Bells Primary School Project is currently in its project development phase; the tender documentation to secure a contractor for the design and build of the school, and an outline planning application has been submitted to the Local Planning Authority.

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

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. No development has commenced on site.

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

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

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

PERFORMANCE:

Monitoring Table: SP9

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

Area Gained

Planning App No.	Proposal	Location	Area Gained
2013 – 2014			
N/A	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
C/2014/0262	Creation of public amenity area on former disused land	Corner of Tillery Street and Division Street, Tillery Square, Abertillery	0.01
2015 – 2016			
C/2015/0123	Creation of public amenity area	Hilltop, Ebbw Vale	0.07ha
C/2015/0241	New public footpath and combined cycle route	Nanty Melyn, Rassau, Ebbw Vale	0.05ha
N/A	Creation of public amenity area	Land on the edge of Tredegar Town Centre	0.11ha
Total			0.28 ha

There has been a net gain of 0.23 ha this year.

The monitoring target of no net loss has been achieved for 2015 - 2016.

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

FIT Standards

The 2009 standard of 1.11 ha per 1,000 population has seen no further decrease this year.

FIT Standard

Year	FIT Standard
2012	1.11
2014	1.05
2015	1.02
2016	1.02

The figure of 1.02 ha per 1,000 population remains the same for 2015 - 2016.

In terms of working towards the FIT standard of 2.4 hectares of recreational open space per 1,000 projected population, there has been a slow decrease over the years, however there has been no decrease this year. The trigger point of no decrease has been breached.

Tourism and Leisure developments completed

It was reported last year that there were 2 schemes under construction and/or partially completed. TM1.1 Eastern Valley Slopes has been completed this year with no further progress at TM1.2 Garden Festival.

Planning permission has been granted for the conversion of a barn to three holiday units located at Nantyglo Roundhouse Towers (Policy TM1.6). Development has not commenced on site. Further information regarding proposals and planning permission for these sites are contained in Appendix 1 – Status of Allocations.

Schemes Completed

Policy	Proposal
2014 – 2015	
TM1.4	Bedwellty House and Park
MU2	The Works – Ebbw Vale Leisure Centre
2015-2016	
TM1.1	Eastern Valley Slopes

There is no further progress on land at Bryn Serth which was granted planning permission for mixed use development including the provision of a hotel. No development has commenced on site. The land is currently for sale and is being actively marketed. There is also no further progress on the remainder of the leisure hub on the Ebbw Vale Northern Corridor site (Policy MU1).

As well as allocations, the following Leisure/Tourism schemes have been granted planning permission within the Borough, however development has not commenced on the sites.

Other Tourism / Leisure Schemes

Planning App No	Proposal	Location
Tourism Schemes		
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
Leisure Schemes		
C/2015/0414	Extension of the Market Hall cinema into the adjoining former library to provide a second cinema screen	Market Square, Brynmawr

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

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

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

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

Beaufort Ponds and Woodlands LNR	A dipping platform has been installed on the butterfly pond.
Cwmtillery LNR	The ecological management plan for the site has been reviewed and updated and a draft copy has been completed. Improvements to the Public Rights of Way through the construction of a timber bridge on the footpath between Cwmtillery Lakes and Blaentillery Farm.
Parc Bryn Bach LNR	Creation of a footpath from the park to Ashvale green space. Path clearance to establish 3m of walking routes. Creation of wetland scrapes and grassland meadows. Creation of a defined nature trail including rubbing post.
Roseheyworth LNR	Clear vegetation to establish 3m of walking routes. Repair and upgrade surfaced paths within the site (600m). Removal of rubbish. Provide gateway features. Management of woodland area (2acres). Lay hedgerow (500m). Creation of wetland scrapes and management of grassland areas.

A number of other projects which have been undertaken throughout the County Borough include:

- Marking walking trails in order to put up notice boards with trail information
- River management projects to improve water quality and habitat
- Extensive planting of wild meadow flowers, bulb and trees along verges, alongside Ebbw Vale Town train station, throughout the Works, Local Nature Reserves and public amenity spaces
- School and community projects to improve greenspace, environment and habitats

Other actions being taken to increase the number of people with access to open space / greenspace are set out in the table below:

Cycle Routes Completed

Policy	Location	Distance
T1.1	HoV Route linking 9 Arches Tredegar to Brynmawr	4,112.89 miles
T1.3	HoV to Ebbw Vale and Cwm	3,385.77 miles
T1.8	Brynmawr to Blaenavon	1,484.76 miles
T1.9	Extension to Ebbw Fach Trail from Abertillery to Aberbeeg and completion of missing section through Blaina	2,929.73 miles
(C/2015/0241)*	Shared cycle/footpath on land between A465 and Nant Melyn, Rassau	2 miles
Total		11,915.15 miles

*denotes completed this year

A total of 5 cycle routes have been completed, 4 of which are allocated and 1 is a community based development, with a combined length of approximately 7.4 miles or 11,915.15 miles (11.4km). A further planning application has been received, of which a decision is pending, for the construction of a shared cycleway and bridge over the Ebbw River as part of allocation T1.4 Cwm to Aberbeeg (C/2016/0110).

In terms of the number of people with access to natural greenspace within 400m of their home and the outcome requirement to increase this from 65% to 77% by 2016 it is not possible to comment. However, a number of projects have been completed which has increased the number of people with access to natural greenspace.

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

PERFORMANCE:

ACTIONS:

Working towards the FIT standard is proving impossible for the Plan though policies are in place to stop loss of space it is proving difficult to increase formal space due to land and financial constraints. At present it is difficult to see how this position can change.

In terms of the completion of new leisure and tourism facilities this has again been impacted upon by the current economic situation and it is only likely to change when confidence in the market is reinstated and more funding is made available.

RECOMMENDATION:

An element of the adopted LDP Strategy is to increase opportunities for people to participate in active and healthy communities. In terms of the targets set in the Plan the Plan has not been successful and therefore needs to be reviewed.

The statutory review of the LDP needs to consider if these measures are still appropriate and if they are what changes are required to the Plan to ensure they can be achieved.

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:		
<u>The Amount of SSSI Lost to Development Per Annum</u>		
There has been no net loss of SSSI as a result of development.		
In terms of the requirement for no net loss of SSSI to development the target has been achieved.		
<u>The Amount of SINCs and LNRs Lost to Development per Annum</u>		
Year	Loss of LNR (ha)	Loss of SINC (ha)
Nov 2012-March 2013	0	0
2013-2014	0	1.23
2014-2015	0	0.8
2015-2016	0	0
There has been no net loss of SINC or LNR as a result of development in 2015 - 2016.		
In terms of the requirement for no net loss of SINCs / LNRs lost to development without mitigation the target has been achieved.		
<u>Developments which have an adverse impact on European Sites</u>		
There have been no planning applications received for the current year which has been considered to have a possible adverse effect on European Sites.		
No development was permitted that would have an 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 considered to require a HRA, 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. 1 major application has been approved for 2015-2016.

Planning App No.	Nature of Development	Location	Provision of Environmental Enhancements
C/2015/0057	Extension to the existing waste transfer station	Beechwood House, Silent Valley Landfill, Cwm	None Required

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 in this case due to the location and nature of the development no enhancements were required. Therefore the target has been achieved.

Percentage of water bodies of good status

Year	Percentage surface water (natural water bodies) of Good Ecological Status
2014 (2013 figures)	42%
2015 (2014 figures)	42.8%
2016 (2015 figure)	33.3%*

* 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 NRW has introduced new methods of monitoring water body status, therefore comparisons with the previous years' results cannot be made.

It is anticipated that comparisons will be made in next years AMR.

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 within a known risk of deterioration, 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, as no permissions were considered appropriate, the target has been achieved.

Background air pollution

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

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

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

PERFORMANCE:

Monitoring Table: SP11

POLICY SP11	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Protection and Enhancement of the Historic Environment	14	DM17 TM1
MONITORING AIM:	To ensure that listed buildings and archaeological sites are protected, preserved and where appropriate enhanced	
MONITORING INDICATOR :	MONITORING TARGET:	
Number of listed buildings and historic sites	No applications to result in the loss of listed buildings and historic sites	
Number of listed buildings or archaeological sites enhanced	All applications to preserve or enhance a listed building or archaeological site	
Number of listed or local buildings of historical value brought into use for tourism	Outcome by End of 2016	Outcome by End of Plan (2021)
	Prepare a list of locally listed buildings of historic value	Adopt as Supplementary Planning Guidance
ANALYSIS OF RESULTS:		
<p><u>Loss of Listed Buildings and Historic Sites</u> There has been no loss of listed buildings or historic sites for 2015 - 2016.</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> There has been one application received for a listed or local building of historical value which has required the enhancement or preservation of listed buildings or archaeological sites for 2015 - 2016. The barn located at Nantyglo Roundhouse Towers (Policy TM1.6) which is a listed building has been granted planning permission for its conversion to three holiday lets. Listed building consent is yet to be granted but is pending.</p> <p>In terms of all applications to preserve or enhance a listed building or archaeological site, as no applications have been permitted that would adversely affect listed buildings or archaeological sites this target has been met.</p> <p><u>Number of listed or local buildings of historical value brought into use for tourism</u> A planning application has been received for a listed building of historical value to be bought into use for tourism. An existing barn at Nantyglo Roundhouse Towers, which is a listed building (Policy TM1.6) has been granted planning permission to convert a barn for tourism use that is the creation of three holiday lets. Listed building consent is yet to be granted but is pending.</p> <p>As no development has commenced on site, the number of listed or local buildings of historical value brought into use for tourism is none in 2015-2016.</p> <p><u>List of Locally Listed Buildings of Historic Value</u> There is a draft list of locally listed buildings and sites of historic value for Tredegar. The Council are currently working with the Tredegar Heritage Forum to progress adopting the list for Tredegar. This process will then be rolled out across the other Valley areas.</p> <p>In terms of the number of listed buildings brought into use for tourism and the outcome requirement to prepare a list of locally listed buildings of historic value by 2016, the target has not</p>		

been achieved.

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

PERFORMANCE:

Monitoring Table: SP12

POLICY SP12	RELEVANT OBJECTIVES:	RELEVANT POLICIES:						
Securing an Adequate Supply of Minerals	15	DM3, DM18 & DM19 M1, M2, M3 & M4						
MONITORING AIM:	To ensure a minimum 10-year land bank and provision of at least 3Mt of aggregates							
MONITORING INDICATOR:	ANNUAL MONITORING TARGET:							
Number of years land bank of permitted aggregate reserves	100% provision of a 10 year landbank (measured annually) through the plan period							
	Outcome by End of 2016	Outcome by End of Plan (2021)						
The extent of primary land-won aggregates permitted expressed as a percentage of the total capacity required, as identified in the Regional Technical Statement	Planning application received by 2016	Consent granted for at least 3Mt						
ANALYSIS OF RESULTS:								
Number of years land bank of permitted aggregate reserves								
The South Wales Regional Aggregates Working Party Annual Report for 2014 has now been published.								
<table><tr><th>Year</th><th>No. of years land bank of permitted reserves</th></tr><tr><td>2013</td><td>11.8</td></tr><tr><td>2014</td><td>10</td></tr></table>			Year	No. of years land bank of permitted reserves	2013	11.8	2014	10
Year	No. of years land bank of permitted reserves							
2013	11.8							
2014	10							
In terms of the number of year's land bank or permitted reserves and the requirement of 100% provision of a 10 year landbank according to the latest available information (2014) the Plan is on target.								
<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 (RTS)</u>								
The latest RTS for South Wales identifies that Blaenau Gwent needs 4.25 million tonnes from 2011 to 2036 and had 3 million tonnes consented at the base date. This equates to 71% of the total capacity required. As no further consents have been granted this remains the same.								
The Plan identifies three preferred areas for mineral extraction to accommodate the requirement for a further 1.25 million tonnes: Adjacent Trefil Quarry, Tredegar; Tir Pentwys Tip, Llanhilleth; and Land South East of Cwm, Ebbw Vale. In terms of the outcome for 2016 of an application being received, a Scoping Opinion has been sought at Trefil Quarry but no application has been received. 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. Development at Tir Pentwys Tip is reliant on permission being granted for access in Torfaen County Borough Council.								
In terms of the extent of primary land-won aggregates permitted as a percentage of the total capacity required the figure is 71%. In terms of the outcome requirement for a planning application to be received by 2016 the Plan is behind target.								

The monitoring aim to ensure a minimum 10-year land bank and provision of at least 3Mt of aggregates is currently on track.

PERFORMANCE:



Monitoring Table: SP13

POLICY SP13	RELEVANT OBJECTIVES:	RELEVANT POLICIES:			
Delivering Sustainable Waste Management	16	DM1, DM2, DM3 & DM20 W1			
MONITORING AIM:	To ensure the delivery of sustainable waste management				
MONITORING INDICATOR:	Outcome by End of 2016	Outcome by End of Plan (2021)			
Delivery of regional waste facilities	Residual project contract awarded				
	Organic projects contract awarded				
Amount of waste arising, and managed by management type	Meet Wise about Waste targets for reuse and recycling / composting for municipal waste to 58%	Meet Wise about Waste targets for re-use and recycling / composting for municipal waste to 64%			
ANALYSIS OF RESULTS:					
<p>Policy SP13 is about the delivery of sustainable waste management in Blaenau Gwent. The outcomes being monitored are in relation to awarding contracts, completion of the regional waste facility and meeting recycling targets.</p> <p><u>Delivery of regional waste facilities</u></p> <p>The Residual Project</p> <p>Blaenau Gwent and Torfaen have recently joined the Tomorrow's Valley residual waste procurement partnership consisting of neighbouring authorities Merthyr Tydfil and Rhondda Cynon Taff. It is intended that the Contract will commence at the end of the current contract core period and will be in place for 25 years with the option to extend for a further 5 years. The procurement is being supported by Welsh Government through the Wales Infrastructure Procurement Programme.</p> <p>In terms of the delivery of the regional waste facilities and the outcome requirement for the residual project contract to be awarded by 2016, as the contract has been awarded, the Plan is on target.</p> <p>The Organics Project</p> <p>An Outline Business Case outlining the proposed procurement approach following the withdrawal of Caerphilly and Monmouthshire was submitted to the authorities and Welsh Government in late 2015. Following a scrutiny review, the Business Case was approved in March 2016. Blaenau Gwent and Torfaen are currently developing the procurement documentation and it is expected that the procurement process may last between 12 - 18 months so it is expected that a contract will be awarded sometime in 2017.</p> <p>In terms of the delivery of the regional waste facilities and the outcome requirement for the organics project contract to be awarded by 2016, as the contract is not expected to be awarded until 2017, the Plan is slightly behind target.</p> <p>Amount of waste arising, and managed by management type</p> <p>Our performance in relation to the recycling targets are as follows:</p> <p>Towards Zero Waste Targets</p> <table border="1"> <thead> <tr> <th>Year</th><th>Towards Zero Waste Target</th><th>BG Performance</th></tr> </thead> </table>			Year	Towards Zero Waste Target	BG Performance
Year	Towards Zero Waste Target	BG Performance			

2012/13	52%	51.2%
2013/14		54.75%
2014/15		50%
2015/16	58%	49%

This year has seen a further drop in recycling figures from 50% to 49% at a time when the national target increased from 52% to 58%. Changes introduced last year to recycling collection met significant problems and opposition from the public. The Council is working with residents to embed the new services and secure improved usage.

In terms of the amount of waste arising and the outcome to meet the Wise about Waste targets for reuse and recycling/ composting for municipal waste by 2016 the Plan, at 49%, is behind target but does not breach the trigger point of -10% of the target.

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

PERFORMANCE:

ACTION:

The Council is putting in place actions to improve recycling rate. The Waste Services section will be increasing awareness within the community through visits to schools, town centre road-shows, increased marketing through social media and greater community engagement coupled with greater enforcement to residents who are not recycling. These activities will be monitored by the Waste Wardens before and after to gauge if participation in the new service has increased.

RECOMMENDATIONS:

An element of the adopted LDP Strategy is to deliver sustainable waste management. In light of the poorly performing recycling figures the strategy needs to be reconsidered to determine if planning can assist.

The statutory review of the LDP needs to consider if these measures are still appropriate and if they are what changes are required to the Plan to ensure they can be achieved.

5.0 SUSTAINABILITY APPRAISAL MONITORING

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

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

SA Objective 1	SA Indicators	
To promote economic growth and strengthen and diversify the local economy	Employment by Sector	
	Amount of major retail, office and leisure development	
Monitoring Results		
<u>Employment by Sector</u> Refer to LDP Monitoring Framework Table SP8 (b) for detail.		
In terms of maintaining the number of employee jobs in manufacturing at 5,300, at 900 below this figure the target has not been achieved. In terms of maintaining the number of employee jobs in construction and the target to increase the number from 800 to 1,000, at 800 jobs the target has not been achieved. In terms of maintaining the number of employee jobs in the service industry and the target to increase the number from 12,700 to 13,797 at 12,800 jobs the target has not been achieved.		
<u>Amount of major Retail, Office and Leisure Development</u>		
Retail Refer to LDP Monitoring Framework Table SP1 for detail.		
In terms of the amount of A1 land delivered and the outcome requirements of 9,100 sq m by 2016, as only 227 sq m has been delivered the target has not been achieved.		
Office In 2015-2016, 3 change of use planning applications have been approved to convert existing buildings to office use (A2/B1). Planning permission has also been granted for the redevelopment of the former Rehobeth Congregational Church, an element of this redevelopment involves A2 use (up to 148 sq m). No development has commenced on site.		
Last year, it was reported that outline planning permission was granted on land to the south east of Lime Avenue on The Works site (Policy MU1) for 48,675 sq m (4.8 ha) of B1 employment use. No development has commenced on site.		
Tourism and Leisure In 2015-16, all work associated with improving access to the countryside and natural environment has been completed at Eastern Valley Slopes.		

Schemes Completed

2014-2015	
TM1.4	Bedwellty House and Park
MU2	The Works – Ebbw Vale Leisure Centre
2015-2016	
TM1.1	Eastern Valley Slopes

There has been no further progress at the TM1.2 Garden Festival site.

Planning permission has been approved for the conversion of an existing barn at TM1.6 Nantyglo Roundhouse Towers for three holiday units. To date no development has taken place

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

As well as the tourism allocations, planning permission has been granted for the change of use of the existing market hall building formerly used as Brynmawr Library to become a second cinema. Development has not commenced on site. A three storey extension has also been granted at the Premier Inn hotel, Ebbw Vale. No development has commenced on site.

Last year it was reported that planning permission has been granted for 4 holiday cottages at Abertysswg Road. No development has commenced on site to date.

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

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

SA Objective 2	SA Indicators	
To increase levels of local employment and ensure distribution of employment	% of working age population that are economically active	
	Earnings by residence	
Monitoring Results		
<u>% of Working Age Population that are Economically Active</u>		
Refer to the LDP Monitoring Framework – Table SP8 (a) for detail.		
In terms of the monitoring target to increase the employment rate from 59.2% and the outcome requirement of 66.05% by 2016, at 67.3%, the target has been achieved.		
<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	403.40	484.40
Source: Nomis		

In 2015, the average gross weekly pay for full-time workers in Blaenau Gwent has increased since 2013, an increase of £7.50. In Wales, in the same time period the increase has been less significant at £4.40 thus narrowing the difference between Blaenau Gwent and Wales.

Hourly-Pay Excluding Overtime

Year	Blaenau Gwent (£'s)	Wales (£'s)
2013	10.13	12.00
2014	10.09	12.01
2015	10.55	12.26

Source: Nomis

In Blaenau Gwent, the hourly pay excluding overtime has slightly increased since 2014, a difference of 46 pence whilst in Wales it has increased by 25p in the same period.

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

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

SA Objective 3	SA Indicators									
To enable the development of a strong tourism economy in Blaenau Gwent, complementary to the regional offer	Total number of day visitors									
	Total number of stay visitors									
	Number of tourism facilities completed per annum									
	Amount of revenue generated by the tourism industry									
Monitoring Results										
Total Number of Day Visitors										
The table below sets out the number of day visitors to Blaenau Gwent. There has been a decrease of 9,230 visitors since 2013 although the number of day visitors in 2014 remains higher than the number in 2012.										
<table><tr><th>Year</th><th>Number of Day Visitors</th></tr><tr><td>2012</td><td>504,500</td></tr><tr><td>2013</td><td>517,470</td></tr><tr><td>2014</td><td>508,240</td></tr></table>			Year	Number of Day Visitors	2012	504,500	2013	517,470	2014	508,240
Year	Number of Day Visitors									
2012	504,500									
2013	517,470									
2014	508,240									
Source: Blaenau Gwent County Borough Council: Tourism										
In terms of the number of day visitors, there has been a decline.										
Total Number of Stay Visitors										
The table below sets out the number of stay visitors to Blaenau Gwent. There has been an increase of 4,660 stay visitors since 2013. This statistic is clearly positive for the area.										
<table><tr><th>Year</th><th>Number of Stay Visitors</th></tr><tr><td>2012</td><td>125,900</td></tr></table>			Year	Number of Stay Visitors	2012	125,900				
Year	Number of Stay Visitors									
2012	125,900									

2013	126,660
2014	131,320

Source: Blaenau Gwent County Borough Council: Tourism

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

Number of Tourism Facilities Completed per Annum

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

In terms of the number of tourism projects completed per annum and the outcome requirement for 5 schemes to be completed by 2016 with only 3 schemes being completed the target has not been achieved.

Amount of Revenue Generated by the Tourism Industry

The table below sets out the amount of revenue generated by the tourism industry. Since 2013, there has been a £1.78 million increase in revenue generated by this sector which is positive for the area.

Year	Amount of Revenue Generated by the Tourism Industry
2013	£37.98 million
2014	£39.76 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
Monitoring Results	
<p><u>Annual vacancy rate in town centres</u></p> <p>Refer to the LDP Monitoring Framework Table SP3 (b) for detail.</p> <p>In terms of reducing the vacancy rate in Ebbw Vale from a base level of 11.5% the target has not been achieved.</p> <p>In terms of reducing the vacancy rate in Abertillery from a base level of 20% the target has been achieved.</p> <p>In terms of reducing the vacancy rate in Brynmawr from a base level of 11.6% the target has been achieved.</p> <p>In terms of reducing the vacancy rate in Tredegar from a base level of 12.4% the target has not been achieved and has breached a trigger.</p> <p>In terms of reducing the vacancy rate in Blaina from a base level of 25% the target has been achieved.</p> <p>The Plan is having a mixed impact on the objective to enhance the vitality and viability of town</p>	

centres.

SA Objective: 5		SA Indicators	
To meet identified housing needs		Number of net additional affordable and general market dwellings built per annum	
		Percentage of vacant residential properties	
		Net additional Gypsy and Traveller units	
Monitoring Results			
Number of Net Additional Affordable and General Market Dwellings Built per Annum			
Year	General Market Housing	Affordable Housing	
2007	73	0	
2008	102	0	
2009	112	38	
2010	43	72	
2011	46	26	
2012	65	148	
2013	49	33	
2014	40	41	
2015	42	7	
2016	46	101	
TOTAL	618	466	

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

In terms of the net number of additional affordable and general market dwellings built and the outcome requirement of 1,900 by 2016 at 1,084, the Plan is behind target.

Percentage of Vacant Residential Properties

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

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

Net Additional Gypsy and Traveller Units

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

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

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

SA Objective: 6	SA Indicators	
To improve the quality of housing stock	Number of houses meeting Welsh Housing Quality Standard	
Monitoring Results		
<u>Number of houses meeting Welsh Housing Quality Standard</u> United Welsh has 965 properties in Blaenau Gwent – all of which are WHQS compliant. Melin has 312 properties in Blaenau Gwent – all of which are WHQS compliant Linc Cymru has 585 properties in Blaenau Gwent – all of which are WHQS compliant. Tai Calon has 6,176 properties in Blaenau Gwent – 100% of which are WHQS compliant. Therefore a total of 8,038 houses meet the Welsh Housing Quality Standard this is a significant increase from last year.		
Year	Number of houses meeting Welsh Housing Quality Standard	
2014	4,129	
2015	7,000	
2016	8,038	
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	
		Average house price to income ratio	
Monitoring Results			
<u>% of Eligible Residential Planning Permissions where Affordable Housing has been Negotiated</u>			
Affordable housing was negotiated on 100% of eligible planning permissions. However one of the three eligible applications was found to be unviable and unable to deliver any affordable housing.			
Year	Number of eligible planning applications	Number where affordable housing has been negotiated	% of eligible residential planning permissions where affordable housing has been negotiated
2013-2014	1	1	100%
2014-2015	3	2	66%
2015-2016	8	7	87.5%

In terms of the % of eligible residential planning permissions where affordable housing has been negotiated at 87.5% the Plan is having a positive impact.

Average House Price to Income Ratio

In March 2016 the average house price was £69,384 (Land Registry) whereas the average earnings were £20,975.8 (Nomis 2015). This gives a ratio of 3.3.

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

Source: Nomis and Land Registry

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

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

SA Objective 8	SA Indicators		
To improve educational attainment and increase skills levels	Delivery of learning infrastructure		
	Proportion of new employment opportunities that offer training schemes secured through S106 agreements on major schemes		
Monitoring Results			
<u>Delivery of Learning Infrastructure</u> Refer to LDP Monitoring Framework Table SP8 (b) for detail.			
In terms of the delivery of learning infrastructure and the outcome requirement for the completion of the learning zone by 2016 the target has been achieved.			
<u>Proportion of new employment opportunities that offer training schemes</u> There have been no planning permissions granted for major employment schemes in the period 2015-2016.			
Year	No. of major employment schemes	No. which offer training schemes	Proportion
2013-2014	1	1	100%
2014-2015	0	0	N/A
2015-2016	0	0	N/A
In terms of delivery of the proportion of new employment opportunities that offer training schemes secured through S106 agreements on major schemes the Plan is having a positive impact.			
The Plan is having a positive impact on the objective to improve educational attainment and increase skills levels.			

SA Objective 9	SA Indicators	
To improve accessibility to education, leisure, employment, health, homes and community	The percentage of the total length of rights of way in the local authority area,	

services for all sectors of the community	that are easy to use by the general public		
	Accessibility by hubs – Number of highway and public transport schemes implemented		
Monitoring Results			
<u>The percentage of the total length of rights of way in the local authority area, that are easy to use by the general public</u>			
The total length of public right of way network in Blaenau Gwent is 300,894 metres of which 242,589 (2016) 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 80.6%. Last year the percentage was slightly lower at 80.2%. The percentage accessible to the general public is lower than 2013-2014 due to areas of the public rights of way network being temporarily closed down due to the ongoing work on the dualling of the A465 phases 2 and 3. It is expected that in September 2016 that some of the parts of the public rights of way network will be reopened.			
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%
-			
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.			
<u>Accessibility by Hubs – Number of Highway and Public Transport Schemes Implemented</u>			
Refer to LDP Monitoring Framework Table SP6 for detail.			
In terms of the number of transport schemes implemented and the outcome for 13 by 2016 the Plan, with 11 transport schemes being implemented, the plan is having a positive impact.			
The Plan is currently not having a positive impact on the objective to improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community.			

SA Objective 10	SA Indicators	
To promote community health, social care and well-being	Community satisfaction / perceptions	-
	Overall index of multiple deprivation	
	Hectares of recreational open space per 1,000 population	
	Number of leisure facilities completed per annum	
	Delivery of health infrastructure	
	Number of people with access to natural greenspace within 400m of their home as a percentage of all people	
	Percentage of population within 1 km of	

	Cycle Network	
	Adult participation in sport in the previous four weeks	
	Any participation in sport in any setting (curricular, extracurricular, club or other setting) in the last year (primary school years 3-6)	-
	Any participation in sport at a club outside of school in the last year (secondary school years 7-11)	-
Monitoring Results		
<p><u>Community Satisfaction / Perceptions</u></p> <p>Last year the results of the Welsh Government Living in Wales Survey was reported in place of no community satisfaction survey being produced. However, there is no Welsh Government Living in Wales Survey for 2015-16 or a local community satisfaction survey. Therefore there is no update for this indicator this year. It has been confirmed by Welsh Government that a national survey will be undertaken for 2016-17 and the next release of data will be in June 2017. Therefore next year's AMR will provide the latest survey results.</p> <p><u>Overall Index of Multiple Deprivation</u></p> <p>The Welsh Index of Multiple Deprivation has not been recalculated since 2014 therefore there is no update to report. 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>However, another survey which may help to show the latest position in terms of deprivation is the Acorn survey which examines the geo demographic segmentation of the UK's population. It segments households, postcodes and neighbourhoods into 6 categories, 18 groups and 62 types by analysing significant social factors and population behaviour.</p> <p>The majority of residents in Blaenau Gwent (65%) fall into the 'financially stretched' category. This is almost double that of Wales as a whole (34%) and almost treble that of the UK (22%).</p> <p>Only 16% of residents in Blaenau Gwent fall into either 'affluent achievers', 'rising prosperity' or 'comfortable communities' whereas in Wales 54% of residents fall within these categories. This rises to 59% for UK residents.</p> <p>In terms of the overall index of multiple deprivation there is no update to report. The results of the Acorn Survey demonstrate that Blaenau Gwent has not improved and its position relative to Wales is negative.</p> <p><u>Hectares of Recreational Open Space per 1,000 Population</u></p> <p>Refer to the LDP Monitoring Framework Table SP9 for details.</p> <p>In terms of working towards the FIT standard of 2.4 hectares of recreational open space per 1,000 projected population as this figure has remained at 1.02 ha therefore the Plan is having a negative impact.</p>		

Number of Leisure Facilities Completed per Annum

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

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

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

Delivery of Health Infrastructure

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

In terms of the 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 as the survey has not been updated it is not possible to comment.

Percentage of Population within 1km of Cycle Network

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

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

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

Source: Active Adults Survey

There has been an increase in the percentage of adults 'hooked on sport' (participate 3 times or more per week) from 33% in 2012 to 37% in 2014.

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

It is proposed to delete this indicator and introduce another two indicators to reflect data that is

available. The indicators should now read:

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

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

Source: School Sport Survey (2015)

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)

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

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

It is proposed to delete this indicator and introduce another indicator to reflect data that is available. The indicators should now read:

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

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

Source: School Sport Survey (2015)

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

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

SA Objective 11	SA Indicators	
To reduce crime, social disorder and fear of crime	Percentage of large new housing sites that meets the 'secured by design' certification criteria	
Monitoring Results		
<u>Percentage of new housing sites that meets the 'secured by design certification criteria'</u>		
During 2015-2016, two full and one outline planning applications were granted planning permission for large new housing sites.		
Planning App No	Location	Secured by Design Criteria?
c/2015/0135 (Full)	Former Waunlwyd School, Ebbw Vale	Correspondence sent to the Police, however no response received

c/2015/0387 (full)	Cambridge Gardens, Ebbw Vale	Correspondence sent to the Police, response received, no objections
c/2014/0026	Former Ty Craig Junior and Infants School, Aberbeeg	Correspondence sent to the Police, however no response received

In terms of the percentage of housing sites that meets the 'secured by design certification criteria' the Plan is on target.

The Plan is having a positive impact on the objective to reduce crime, social disorder and fear of crime.

SA Objective: 12	SA Indicators	
To encourage modal shift from private transport to sustainable transport	Frequency of buses between hubs	
	Frequency of public transport to Cardiff or Newport	
	No. and value of planning contributions secured for improvements in public transport, walking and cycling	
	Modal split - % of population travelling to work by sustainable modes	-
Monitoring Results		
Frequency of buses between hubs		
The following list identifies the main bus services that currently operate within Blaenau Gwent:		
SERVICE	ROUTE AND TIMINGS	OPERATOR
X4*	Cardiff-Merthyr-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
X18	Ebbw Vale-Newbridge-Risca-Newport (hourly service)	Stagecoach
X74*	Crosskeys-Abertillery-Abergavenny (Tuesdays only 1 service)	Stagecoach
E2	Ebbw Vale-Hilltop (circular every 30mins)	Stagecoach
E3*	Brynmawr-Abertillery-Ebbw Vale-Garnlydan (hourly service) Ebbw Vale-Garnlydan (every 30 mins)	Stagecoach
E11*	Tredegar Peacehaven-Ebbw Vale (hourly service)	Harris Coaches
E12	Tredegar-Dukestown (hourly)	Harris Coaches
E14	Tredegar-Gwent Way (hourly service)	Harris Coaches
4	Tredegar – Cefn Golay-Rhymney – Pontllytyn (hourly service)	Harris & Stagecoach
20	Tredegar – Waundeg-Rhymney Station (hourly service)	Harris Coaches
22	Ebbw Vale-Pontypool-New Inn-Cwmbran (hourly service)	Stagecoach

52	Abertillery-Newbridge-Blackwood (every hourly service)	Stagecoach
56	Tredegar-Blackwood-Newport (30 mins at busy times otherwise hourly)	Stagecoach
3/S	Abergavenny-Gilwern-Brynawr (hourly service)	Phil Anslow
1	Abertillery-Cwmillery-Brynithel-Hillcrest-Abertillery (hourly service)	Henleys Bus Service
3	Abertillery-Arael View (every 30 mins)	Henleys Bus Service
4	Abertillery-Abertillery Park (2 services a day)	Henleys Bus Service
X1*	Brynawr-Abertillery-Pontypool-Cwmbran (hourly)	Phil Anslow

* denotes links between hubs

In terms of frequency of buses between hubs this varies between 2 and 6 per hour the service has not changed from last year. The Plan is having a positive impact.

Frequency of public transport to Cardiff or Newport

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

Monday-Saturday: 1 train per hour (First train, 06.40, last train, 22.40);

Sunday: 1 train every 2 hours (First train, 8.40, last train, 20.40)

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

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

In terms of the frequency of public transport to Cardiff and Newport there has been no change from last year. The Plan is having a positive impact.

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

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

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

No further update is available.

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

SA Objective 13	SA Indicators
To protect and enhance biodiversity across Blaenau Gwent	Number of developments which have an adverse effect on European sites
	Area of SSSI lost to development per

	annum	
	Amount of protected woodland and trees lost to development per annum	
	Area of SINC lost to development per annum	
	Area of LNR lost to development per annum	
	Number of Environmental Enhancements	
Monitoring Results		
<p><u>Number of developments which have an adverse effect on European sites</u> Refer to LDP Monitoring Framework Table SP10 for detail.</p> <p>In terms of the number of developments which have an adverse effect on European sites and the requirement for all sites to have a project level HRA, as no planning applications requiring a project level HRA were received the target has been achieved.</p> <p><u>Area of SSSI lost to development per annum</u> Refer to LDP Monitoring Framework Table SP10 for detail.</p> <p>In terms of the requirement for no net loss of SSSI to development, the Plan is on target.</p> <p><u>Amount of protected woodland and trees lost to development per annum</u> No protected woodland has been lost to development within 2015 – 2016. Although not lost due to development a protected tree has been lost (TPO 118) at Coalbrookvale House, Blaina due to storm conditions and pathogens which had weakened the tree.</p> <p>In terms of the amount of protected woodland and trees lost to development per annum there was no loss this year and the Plan is on target.</p> <p><u>Area of SINC lost to development per annum</u> Refer to LDP Monitoring Framework Table SP10 for detail.</p> <p>In terms of the requirement for no net loss of SINC lost to development without mitigation the requirement has been met and the Plan is on target.</p> <p><u>Area of LNR lost to development per annum</u> Refer to LDP Monitoring Framework Table SP10 for detail.</p> <p>In terms of the requirement for no net loss of LNR lost to development without mitigation the requirement has been met and the Plan is on target.</p> <p><u>Number of Environmental Enhancements</u> Refer to LDP Monitoring Framework Table SP10 for detail.</p> <p>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 in this case due to the location and nature of the development no enhancements were required. Therefore the Plans 2016 target has been achieved.</p>		

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

SA Objective 14	SA Indicators
To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Number of conservation area appraisals and conservation area management plans undertaken / implemented
	Number of listed buildings and historic sites
	Number of listed buildings or archaeological sites enhanced
	Number of listed or local buildings of historical value brought into use for tourism
	The number of scheduled ancient monuments having undergone positive management works
	Number of historic assets that have an approved monument management in place
	Condition of registered parks and gardens of historic interest
Monitoring Results	
<p><u>Number of conservation area appraisals and conservation area management plans undertaken / implemented</u></p> <p>The Tredegar Conservation Area Appraisal and Management Plan was adopted by the Council in 2013. The Tredegar Conservation Area Design Guide is currently still on hold.</p> <p>Within the Conservation Area, £1m has been received to fund the Townscape Heritage Initiative. Work within the Conservation area has progressed with the renovation of Aneurin Bevan House to develop a new community support facility, in addition to this Upper Salisbury Street has been completed which benefited from fuel poverty funding which provided selected homes with roof and window renovations, new wall and loft insulation and replacement boilers. The renovation of 10 The Circle to become a community resource for Time Banking Wales is currently ongoing as are improvements to Nelsons Pharmacy.</p> <p>In terms of the number of conservation area appraisals and conservation area management plans undertaken and implemented there is full coverage in Blaenau Gwent.</p> <p><u>Number of listed buildings and historic sites</u></p> <p>In 2009 it was recorded that there are 53 listed buildings and 9 scheduled ancient monuments, there has since been no change from the base date of the Plan.</p> <p>In terms of the number of listed buildings and historic sites the Plan is having a positive impact.</p> <p><u>Number of listed buildings or archaeological sites enhanced</u></p> <p>There has been one application received for a listed building where enhancement is required. The barn located at Nantyglo Roundhouse Towers (Policy TM1.6) which is a listed building has been</p>	

granted planning permission for its conversion to three holiday lets. Listed building consent is yet to be granted although a decision is pending.

As no development has commenced on site, in terms of the number of listed buildings or archaeological sites enhanced there has been no positive improvement this year.

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

There has been one application received for a listed or local building of historical value. TM1.6 Nantyglo Roundhouse Towers has been granted planning permission to bring into use an existing barn for tourism use via a conversion to three holiday lets. Listed building consent is yet to be granted but is pending.

As no development has commenced on site in terms of the number of listed or local buildings of historical value brought into use for tourism, there has been no improvement this year.

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 2015 - 2016.

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

In terms of the number of Scheduled Ancient Monuments having undergone positive management works the Plan is having a positive impact.

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

There are no historic assets that have undergone monument management plans in 2015 - 2016.

Year	No. of historic assets that have an approved monument management plan in place
2006-2014	4
2014-2015	0
2015 – 2016	0

In terms of the number of historic assets that have an approved monument management in place, there has been no change in 2015 - 2016.

Condition of registered parks and gardens of historic interest

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

In terms of the condition of registered parks and gardens of historic interest although there has been no improvement this year the only existing park and garden has recently been improved and

is in excellent condition.

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

SA Objective 15	SA Indicators	
To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Amount of new development permitted on previously developed land (brownfield development and conversions) expressed as a percentage of all development permitted	
	Average density of housing development permitted on allocated sites	
	Number of land reclamation schemes completed per annum	
Monitoring Results		
<u>Amount of new development permitted on previously developed land (brownfield development and conversions) expressed as a percentage of all development permitted</u> Refer to LDP Monitoring Framework Table SP7 (b) for details. In terms of the amount of new development permitted on previously developed land (brownfield redevelopment and conversions) expressed as a percentage of all development permitted and the requirement for 80%, the Plan with a figure of 74%, is behind target. <u>Average density of housing development permitted on allocated sites</u> Refer to LDP Monitoring Framework Table SP7 (b). In terms of the average density of housing development permitted on allocated sites the average density this year is 19 which is below the 35 Plan average. <u>Number of land reclamation schemes completed per annum</u> Refer to LDP Monitoring Framework Table SP7 (b). In terms of the number of land reclamation schemes completed per annum and the outcome for 2 schemes to be completed by 2016 the Plan, having completed none, has failed to meet the outcome. The Plan has not had a positive impact on the monitoring objective to make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity this year.		

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

	allocated in the plan	
Monitoring Results		
No. and area of contaminated land site remediated through new development There has been one planning application received for 2015 - 2016 where remedial work was required for contamination issues.		
Year	No. of contaminated land sites to be remediated through development	Area of contaminated land to be remediated through development
2012 – 2014	5	2.93
2014 – 2015	0	0
2015 – 2016	1	1.85
In terms of the number and area of contaminated land sites to be remediated through development the plan is having a positive impact. Area of greenfield land lost to development (ha) which is not allocated in the plan Refer to LDP Monitoring Framework Table SP9. In terms of the amount of greenfield land and open space lost to development (ha) which is not allocated in the Plan and the requirement for no net loss, the Plan is on target. The Plan has had a positive impact on the objective to conserve soil resources and their quality.		

SA Objective 17		SA Indicators	
To reduce emissions of greenhouse gases, in particular carbon dioxide		Greenhouse gas emissions (CO ₂ equivalent) by sector and per capita (tonnes per year)	
Monitoring Results			

Carbon Dioxide Emissions per Capita, by sector in Blaenau Gwent, 2011 (tonnes per capita)

Year	Industry & Commercial	Domestic	Transport	Total
2007	2.4	2.6	1.2	6.3
2008	2.5	2.5	1.2	6.2
2009	1.9	2.3	1.1	5.3
2010	2.1	2.4	1.1	5.6
2011	1.8	2.1	1.1	5.0
2012	2.0	2.2	1.1	5.3
2013	2.0	2.2	1.1	5.3
2014	1.7	1.7	1.1	4.5

Source: 2005-2014 UK Local and Regional CO₂ Emissions Dataset (Department of Energy and Climate Change)

Since 2007 and 2008, the CO₂ emissions in every sector are at lower levels, whilst this is a positive sign, it may be a response to the economic recession and reduced industrial activity, especially as in 2012 and 2013, the industry and CO₂ emissions have slightly increased. In 2014, the industry and

commercial; and domestic levels have decreased to levels lower than that in 2009 and 2010. Overall, a positive result for the County Borough, but one that requires on-going monitoring to ensure that improved economic conditions in the future don't lead to an increase in CO₂ emissions.

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

SA Objective: 18	SA Indicators
To reduce waste generation and maximise reuse and recycling	Amount of re-use and recycling/composting of municipal waste
Monitoring Results	
<p><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 by 2016 (58%) the Plan at 49% is behind target.</p> <p>The Plan is having a negative impact on the objective to reduce waste generation and maximise reuse and recycling.</p>	

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

SA Objective 20	SA Indicators
To maintain current low levels of vulnerability of all development to flooding	Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests
Monitoring Results	
<p><u>Amount of development permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests</u></p>	

Refer to LDP Monitoring Table SP7 (c).

In terms of the amount of development permitted in C1 and C2 flood plain areas not meeting all TAN 15 tests the figure for 2015-2016 is 1.

The Plan is having a positive impact on maintaining the current low levels of vulnerability of all development to flooding.

SA Objective 21		SA Indicators	
To promote the use of sustainably sourced products and resources		Use of reclaimed and sustainably sourced materials for construction	
Monitoring Results			
Use of reclaimed and sustainability sourced materials for construction			
It was suggested in the 2013-2014 AMR that this information is only collected for major schemes.			
Proposal	Application type	Use of reclaimed and sustainably sourced material secured	
2014-2015			
Primary care resource centre on land adjacent to Blaen y Cwm School in Brynmawr	Full	Yes	
Proposed factory extension to provide additional warehousing facilities at Zorba Delicacies on Rassau Industrial Estate	Full	No	
B1 employment use on land to the south east of Lime Avenue	Outline	Will be dealt with as Reserved Matters	
Residential development at the former Rhyd y Blew reservoir	Outline	Will be dealt with as Reserved Matters	
2015-2016			
Extension to the existing Waste Transfer Station	Full	No	
The Plan is having a mixed impact on the objective to promote the use of sustainably sourced products and resources.			

SA Objective 22		SA Indicators	
To increase energy efficiency and generation and use of renewable energy across the County Borough		Capacity of renewable energy developments installed per annum	
		Capacity of low carbon energy developments installed per annum	

Monitoring Results		
Capacity of renewable energy developments installed per annum		
Scheme	Location	Capacity
2013-2014		
Wind Turbine	Unit 15 Rassau Industrial Estate	0.75 MW
Wind Turbine	Penrhiwgwaith Farm, Hollybush	0.5 MW
2014 – 2015		
Wind Turbine	Unit 29 Tafarnaubach Industrial Estate	0.5 MW
2015-2016		
Blaentillery Farm, Cwmtillery	2 Wind Turbines	0.45 MW
Eurocaps Ltd, Crown Business Park, Tredegar	Photovoltaic panels	0.24 MW
Total (2013-2016)		1.84 MW
In terms of the capacity of renewable energy developments installed per annum the Plan is having a positive impact.		
Capacity of low carbon energy developments installed per annum		
Scheme	Location	Capacity
2013-2014		
Combined heat and power	The Works Energy Centre	0.39 MW
2014-2015		
Biomass Boiler	The Works Energy Centre	2.4 MW
2015-2016		
No low carbon energy developments installed		
Total (2013-2016)		2.79 MW
In terms of the capacity low carbon energy developments installed per annum the Plan is having a positive impact.		
The Plan is having a positive impact on the objective to increase energy efficiency and generation and use of renewable energy across the County Borough.		

SA Objective 23	SA Indicators	
To conserve and enhance surface and ground water quality	Percentage of surface water (natural water bodies) of Overall Good Status	
	Percentage of groundwater of Overall Good Status (quality and levels)	
	% of planning applications granted in sewered areas where there is no capacity and no planned upgrades	
Monitoring Results		
The full local evidence packages from NRW on the Water Framework Directive have not been		

updated though some information has been provided. The reporting is therefore limited to the Surface Water Overall and Groundwater Overall status this year.

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

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

* 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 NRW has introduced new ways of monitoring water body status, this has impacted on the figures for the current year. It is therefore not possible to make comparisons this year but anticipated that comparisons will be made in the next AMR.

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%

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

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

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

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

The Plan is having a mixed impact on the objective to conserve and enhance surface and ground water quality.

SA Objective 24	SA Indicators
Protect the quality and character of the landscape and enhance where necessary	Proportion of valued landscape lost to development
	Number of new developments exceeding TAN 11 or BS4142 Noise Requirements
	Number of planning permissions granted that include conditions relating to light

	pollution	
	Effect of development which negatively affects the Brecon Beacons National Park (visual and physical effects)	
	Proportion of landscape characterised and managed	
Monitoring Results		
<u>Proportion of valued landscape lost to development</u>		
There has been no major planning application proposed outside the settlement boundary and within a Special Landscape Area for the current year, therefore there has been no loss in valued landscape.		
Year	Area of valued landscape lost to development (ha)	Proportion of valued landscape lost to development
2013-2014	236ha	3%
2014-2015	0 ha	0%
2015 – 2016	0 ha	0%
In terms of the proportion of valued landscape lost to development there was no loss this year. The Plan is therefore having a positive impact.		
<u>Number of new developments exceeding TAN 11 or BS4142 Noise Requirements</u>		
There has been no development that has exceeded TAN11 or BS4142 Noise Requirements.		
In terms of the number of new developments exceeding TAN 11 or BS4142 Noise, as there are none, the Plan is having a positive impact.		
<u>Number of planning permissions granted that include conditions relating to light pollution</u>		
There have been no permissions granted that include conditions relating to light pollution.		
In terms of the number of planning permissions granted that include conditions relating to light pollution as there was no need to include conditions on any applications the Plan is having a positive impact.		
<u>Effect of development which negatively affects the Brecon Beacons National Park (visual and physical effects)</u>		
There has been no development which has negatively affected the Brecon Beacons National Park.		
In terms of the effect of development which negatively affects the Brecon Beacons National Park (visual and physical effects) as there were no developments with impacts, the Plan is having a positive impact.		
<u>Proportion of landscape characterised and managed</u>		
100% of the landscape has been characterised through the LANDMAP process and as a result extensive areas of land has been designated as Special Landscape Areas (7,614 ha).		
10 Local Nature Reserves (LNRs) sites with a total area of 396 ha are subject to management plans.		
3 Strategic Sites of Scientific Interest (SSSI) with a total area of 152 ha are subject to management plans.		

This information has remained unchanged since last year.

In terms of the proportion of landscape characterised and managed, as 100% is characterised and 548 ha are subject to management plans, 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 CONCLUSION AND RECOMMENDATIONS

6.1 The 2016 AMR is the third monitoring report to be prepared since the adoption of the LDP in November 2012. The findings of the AMR provide an important opportunity for the Council to assess the effectiveness of the Plan and to determine whether or not it needs to be reviewed.

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

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

6.3 The monitoring process for 2015-2016 indicates that the LDP strategy of Growth and Regeneration is not being delivered as anticipated. This is a result of the recession, however, the LDP will provide a robust platform for sustainable growth and regeneration as the area comes out of recession. Opportunities such as the Heads of the Valleys dualling, the Ebbw Vale Enterprise Zone and the Circuit of Wales will all assist in delivering the Strategy of growth and regeneration.

6.4 The required 4-year review of the Plan will commence in November 2016 this will determine if a partial review is required or a full review.

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

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

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

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

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

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

6.9 As section 3 indicates there were numerous changes in national planning policy guidance as well as proposed changes to the structure of the planning system in Wales. Whilst these policy changes will undoubtedly need to be considered in relation to the LDP policies, they are not considered to be of a scale that would trigger an immediate review on a particular issue. However the Council is undertaking its statutory review and these

changes will be considered as part of the review process. In the meantime, relevant changes in national policy will be considered where necessary in any development management decision.

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

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

6.11 The results of the monitoring process for 2015-2016 indicate that the targets in respect of 3 out of 19 monitoring aims are on-going, being met or exceeded and 6 monitoring aims are not currently being achieved but the situation can be overcome without immediate intervention or sufficiently progressed not to require direct intervention. The remaining 10 are currently falling short of the required pattern of delivery.

6.12 The lack of delivery in terms of employment, retail and housing is having an impact on Strategic Policies SP1, SP2, 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 (15) of the sustainability objectives; not having a positive or are having a mixed impact on a minority (6) of the objectives; and is having a negative impact on 3 objectives. Overall, the plan is travelling in a positive direction for most (15) aspects of sustainability. The area where targets are not being met is with regards to the promotion of economic growth and strengthening and diversification of the economy and to make the best use of previously developed land.

6.14 A number of key items of Supplementary Planning Guidance (SPG) have been approved since 2014-2015. These include:

- Phase 1 Northgate Site, The Works Development Brief (October 2015)
- Shopfronts and Advertisements (November 2015)
- Householder Design Guide (February 2016)

Two interim planning guidance documents have been updated to remove reference to the Unitary Development Plan and replace with reference to the Local Development Plan, these are:

- A Model Design Guide for Wales – Residential Development
- Tredegar Townscape Initiative Conservation Area Appraisal and Design Guide

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

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

6.16 It is becoming increasingly clear that the original housing requirement figure based on the 2008 household projection is too high. It was based on a period of growth whereas what we have experienced is a recession. This has meant low housing completions for 10 out of the 15 year Plan period. Use of the residual method used for calculating the five year supply means that in the last five years of the Plan we need to build nearly 500 houses per annum which is an unattainable target.

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

6.17 The table below identifies the policies that need adjusting or replacing because they are not working or are not achieving the objectives of the strategy. Actions and Recommendations are set out in the relevant tables in section 4. The Council will consider the results of this AMR as part of the statutory review. 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 the delivery of housing in accordance with the strategy
SP5 (b): Spatial Distribution of Housing	To ensure the delivery of housing in accordance with the strategy and to increase build rates over the plan period
SP7 (b): Climate Change	To ensure the efficient use of land

SP8: Sustainable Economic Growth	To ensure efficient employment land is provided to increase employment activity
SP9: Active and Healthy Communities	To increase opportunities for people to participate in active and healthy communities

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

6.18 The Council will consider the results of this AMR as part of the statutory review. Where targets are not being met evidence will be reviewed and any intervention required will be considered.

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 has fallen short of expectations.

This year the Plan was found to be only meeting 3 out of 19 monitoring aims whilst 10 were identified as not being achieved and needing intervention. Added to this trigger levels breached have more than doubled from last year. Areas failing range from retail, housing, employment and leisure.

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

The statutory 4-year review of the Plan will be triggered later this year and this Annual Monitoring Report will form part of the evidence used to inform the Review Report.

Recommendations

As a result of the findings of the Annual Monitoring Report for 2016 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. In accordance with Section 69 of the 2004 Planning Act a full review of the LDP be undertaken. The Review Report will set out clearly what has been considered and what needs to change and why; and make a conclusion on if the Plan can be amended (short revision) or if a replacement Plan (full revision) is required.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
Mixed Use Sites			
MU1	Ebbw Vale Northern Corridor	<p>Strategic mixed-use employment site – on land at Rhyd-y-Blew (29.8 ha of which 13.2 ha is the indicative developable area)</p> <p>Employment and road side services - at Bryn Serth (22.8 ha of which 10.5 ha is the indicative developable area)</p> <p>Commercial leisure hub – commercial leisure and associated A3 uses (4 ha)</p> <p>Residential - 805 homes including 10% affordable housing on three parcels of land (23 ha) <i>(It should be noted that not all of the existing facilities are required to relocate to enable the provision of 805 homes)</i></p> <p>A network of green links – to allow the effective integration of the SINC's and other key habitat areas</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 with sewerage connection work underway. These infrastructure works are intended to make the site ready and suitable for inward investment</p> <p>Part of Enterprise Zone 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). The site is currently for sale and is being actively marketed.</p> <p>Part of EVIC Partly covered by mixed use application at Bryn Serth No progress on remainder of leisure hub</p> <p>Part of EVIC Outline planning application (2013/0170) for 250 housing units on the former reservoir site has been granted subject to the signing of a S106 agreement Former Ebbw Vale Comprehensive School and College site have been demolished and a scheme is being prepared for a further 283 houses as a joint venture between the Council and RSL partners and the College and RSL partners.</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</p>	<p>The development is complete</p> <p>The development is complete</p>

Policy Ref.	Site Name	Description	Progress
		<p>Park – a green corridor running through the site</p> <p>Environmental Resource Centre – Provides an education facility for local children and the community to explore the heritage and ecology of the site</p> <p>Employment – 5 ha of commercial and business space primarily located adjacent to the hospital site</p> <p>Residential – Approximately 520 homes at varying densities across the site built to higher than nationally required standards and including 20% affordable housing</p> <p>Learning Zone – The Learning Zone includes the provision of education and training for 14-19 year olds. The Works site will also include a 21st Century 3-16 School over two sites that will provide; primary education; an integrated children's centre, 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</p>	<p>The development is complete</p> <p>Part of Enterprise Zone and part of EVIC. The REGAIN building is complete. Outline planning permission has been granted for B1 employment use on 4.8 ha of land to the south east of Lime Avenue.</p> <p>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.</p> <p>The development is complete.</p> <p>The development is complete.</p> <p>Part of EVIC Significant funding issues are causing a delay in the project coming forward. There is potential for the project to be realigned in 2018. Part of EVIC</p>

Policy Ref.	Site Name	Description	Progress
		<p>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>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 to act as an active link between Brynmawr District Town Centre and Lakeside Retail Park</p>	<p>Pre applications discussion held with owners of part of the site with a view to submitting an outline planning application at the end of the year</p>
Action Areas			
AA1.1	Southern Gateway, Ebbw Vale	<p>Mechanical Link - Planning permission was granted in December 2013 for an outdoor inclined mechanical link, which will provide a pedestrian connection between the town centre and 'The Works' site</p> <p>Proposed office and retail development</p>	<p>Part of EVIC The Cableway is complete</p> <p>Part of EVIC Discussions are ongoing with Regeneration, Planning and Estates regarding the development potential</p>

Policy Ref.	Site Name	Description	Progress
			of the site. A meeting has also been held with the landowners of The Walk.
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 have taken place on the future use of the site which are currently being explored by the landowners.
R1.2	Extension to Festival Shopping Outlet Centre, Ebbw Vale	1,400 sq m of comparison floorspace	Since the adoption of the Plan, planning permission has been granted (c/2012/0243 November 2012) to allow an extension of the statutory time period for commencement of works on land to the north of Festival Shopping. Development has not started on site.
R1.3	Extension to Tesco Stores, North West Approach, Ebbw Vale	1,700 sq m of convenience and comparison	Since the adoption of the Plan, planning permission has been granted (c/2011/0154 February 2013) for a 1,704 sq m (net sales area) extension to the existing Tesco food store. This permission supersedes the permission that was granted in 2008 for an extension to the store. Development has not started on site.
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 Vale	Allocation for 22 units. Planning Permission has not been granted.	Part of EVIC The school building has been demolished. No progress to date.
HC1.1	North of Cwmyrdderch Court Flats, Ebbw Vale	Committed housing site for 16 units. The site is a self-build site.	1 unit built and foundations started for another unit. The site is under construction.
HC1.2	Letchworth Road, Ebbw Vale	Committed housing site for 16 units. The site is a self-build site.	11 units built on site and 2 units are under construction. The site is under construction.
HC1.3	Old 45 Yard,	Committed housing site for 82	The development is complete.

Policy Ref.	Site Name	Description	Progress
	Steelworks Road, Ebbw Vale	units.	
HC1.4	Adjacent Pant-y-Fforest, Ebbw Vale	Committed housing site for 21 units. Outline planning (c/2009/0394) granted in 2011.	A planning application (c/2014/0077) to vary a condition to extend the time period for the submission of a reserved matters planning application has been approved subject to the signing of a S106. Development has not started on site.
HC1.5	Heol Elan, Ebbw Vale	Committed housing site for 43 units.	The development is completed.
HC1.6	Land at College Road, Ebbw Vale	Committed housing site for 41 units.	The development is completed.
HC1.7	Adj Sports Ground, Gwaun Helyg, Ebbw Vale	Committed housing site for 69 units.	Since the base date of the Plan, full permission (c/2009/0266) was granted in 2010 for 73 units. 13 units have been completed and 13 units are 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.
HC1.9	Mountain Road, Ebbw Vale	Committed housing site for 22 units.	The development is completed.
HC1.10	Briery Hill, Ebbw Vale	Committed housing site for 33 units.	Since the base date of the Plan full permission has been granted for 32 affordable housing units (c/2013/0250). 16 units are under construction and 16 units have been completed.
H1.2	Cartref Aneurin Bevan, Tredegar	Housing allocation for 13 units. No planning applications received.	Melin preparing a scheme for the site. The development has not started.
H1.3	Greenacres, Tredegar	Housing allocation for 18 units. No planning applications received.	Council looking to work with a partner to bring this site forward. No further progress to date.
H1.4	Land adjacent to Chartist Way, Tredegar	Housing allocation for 101 units. No planning applications received.	No further progress to date.
HC1.11	Derelict Bus Garage, Woodfield	Committed housing site for 11 units.	The development is complete.

Policy Ref.	Site Name	Description	Progress
	Road, Tredegar		
HC1.12	Former LCR Factory, Charles Street, Tredegar	Committed housing site for 14 units. The site is a self-build site.	4 units completed. The site is under construction.
HC1.13	Former Factory Site, Pochin, Tredegar	Committed housing site for 28 units. Planning permission for reserved matters was granted (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). Development has not started.
HC1.14	Land at Poultry Farm, Queen Victoria Street, Tredegar	Committed housing site for 3 units. Site of 22 units mostly developed prior to base date of Plan there are 3 plots remaining.	19 units complete on site. 3 units not started. Full permission has been granted for the construction of a further dwelling (c/2015/0033).
HC1.15	Upper Ty Gwyn Farm, Nantybwch, Tredegar	Committed housing site for 38 units. The site is a self-build site.	14 units complete on site and a further unit under construction nearing completion. The site is under construction.
HC1.16	Former LCR Factory, opposite Tredegar Comprehensive School, Tredegar	Committed housing site for 47 units.	The development is complete.
HC1.17	Peacehaven, Tredegar	Committed housing site for 147 units.	83 units completed and 10 under construction. The site is under construction.
HC1.18	The Goldmine, Sirhowy, Tredegar	Committed housing site for 16 units. Planning permission expired.	The building has been demolished. Development has not started.
HC1.19	BKF Plastics, Ashvale, Tredegar	Committed housing site for 54 units.	The building has been demolished. Development has not started.
HC1.20	Sirhowy Infants School Site, Tredegar	Committed housing site for 23 units.	c/2013/0257 full planning permission granted for the provision of a single storey to accommodate day care and community facilities with associated access road, parking, landscaping and refuse store. c/2014/0013 full planning permission

Policy Ref.	Site Name	Description	Progress
			granted for the construction of 23 dwellings and associated works. Development has not started.
HC1.21	Corporation Yard, Tredegar	Committed housing site for 23 units Outline planning permission was granted (2007/0418) in 2008	Outline planning permission c/2007/0418 has now lapsed. Planning permission (c/2015/0077) has been approved for 6 houses on part of the site The development has not started
HC1.22	Park Hill, Tredegar	Committed housing site for 160 units. Outline planning permission (c/003/0322) 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. Subject to signing a s106 agreement 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 development has not been started.
H1.5	Garnfach School, Nantyglo	Housing allocation for 28 units. No planning applications received.	The school buildings have been demolished. The development has not been started.
H1.6	Crawshay House, Brynmawr	Housing allocation for 25 units. No planning applications received.	The buildings are vacant but are yet to be demolished. The site has been sold to a local developer.
H1.7	Infants School & Old Griffin Yard, Brynmawr	Housing allocation for 36 units Planning permission granted for the demolition of buildings No further planning applications received.	The school buildings have been demolished No further progress to date
H1.8	Hafod Dawel Site, Nantyglo	Housing allocation for 44 units.	The development is complete.
H1.9	West of the Recreation Ground, Nantyglo	Housing allocation for 15 units. No planning applications received.	No further progress to date.

Policy Ref.	Site Name	Description	Progress
H1.10	Land to the East of Blaina Road, Brynmawr	Housing allocation for 25 units. No planning applications received.	No further progress to date.
H1.11	Land to the North of Winchestown, Nantyglo	Housing allocation for 15 units. No planning applications received.	No further progress to date.
HC1.23	Recticel and Gwalia Former Factory Site, Brynmawr	Committed housing site for 45 units.	The development is complete.
HC1.24	Land at Clydach Street, Brynmawr	Committed housing site for 15 units. The site is a self-build site.	8 units have been completed on site and 7 remain to be built. The site is under construction.
HC1.25	TSA Woodcraft, Noble Square Industrial Estate, Brynmawr	Committed housing site for 25 units. Full planning permission (c/2006/0619) granted in 2007 for 37 units.	12 units have been completed and 25 remain to be built.
HC1.26	Roberto Neckwear, Limestone Road, Nantyglo	Committed housing site for 19 units. Outline planning permission (c/2005/0602) was granted in 2006 - this has now expired	No further progress to date.
HC1.27	Cwm Farm, Blaina	Committed housing site for 78 units. The site is part self-build and part developer led. Outline planning was granted for 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 126 units completed and 3 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 further progress to date.

Policy Ref.	Site Name	Description	Progress
		No planning applications received.	
H1.14	Roseheyworth Comprehensive, Abertillery	Housing allocation for 33 units. No planning applications received.	No further progress to date.
H1.15	Former Mount Pleasant Court, Brynithel	Housing allocation for 18 units. No planning applications received.	No further progress to date.
H1.16	Hillcrest View, Cwmtillery	Housing allocation for 22 units. Full planning permission granted (c/2008/0383) in 2010.	The development has not been started. The c/2008/0383 planning permission has lapsed.
H1.17	Quarry Adj to Cwm Farm Road, Six Bells	Housing allocation for 22 units. No planning applications received.	No further progress to date.
HC1.29	At Cwm Farm Road, Abertillery	Committed housing site for 20 units. Since the base date of the plan outline planning permission (c/2012/0005 renewal of c/2008/0207) was renewed in 2012.	The development has not started.
HC1.30	Former Swffryd Junior School, Swffryd	Committed housing site for 18 units.	The development is complete.
HC1.31	Land at Penrhiw Estate, Brynithel	Committed housing site for 23 units. Outline planning permission was 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. Subject to the signing of a S106 agreement, outline planning permission has been granted for residential development.
Gypsy Traveller			
GT1	Land South of Cwmcraehen Gypsy Site, Nantyglo	Accommodation for 6 pitches	A planning application (c/2015/0399) has been granted for the extension of Cwmcraehen 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			

Policy Ref.	Site Name	Description	Progress
T1.1	HoV Route linking Nine Arches Tredegar to Brynmawr		The development is complete.
T1.2	Link from HoV to Rassau Industrial Estate		The development has not started.
T1.3	HoV to Ebbw Vale and Cwm	Full consent granted (c/011/0248) for route through the garden festival site	The development is complete.
T1.4	Cwm to Aberbeeg		The cycle route is under construction.
T1.5	Link from HOV to Trefil		The development has not started.
T1.6	Links from HoV to Tafarnaubach Industrial Estate		The development has not started.
T1.7	Hilltop to Ebbw Vale to Manmoel		The development has not started.
T1.8	Brynmawr to Blaenavon	2 planning applications have been approved (c/2011/0213) at A465 Ben Wards Field/Noble Square and (c/2012/ 0002) links T1.8 to Blaenavon.	The development is complete.
T1.9	Extension of Ebbw Fach Trail from Abertillery to Aberbeeg and completion of missing section through Blaina	3 planning applications have been approved for this cycle route (c/2009/0275, c/2011/0077, c/2011/0287).	The development is complete.
T1.10	Link to 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.

Policy Ref.	Site Name	Description	Progress
T2.4	Provision of new station and Park and Ride at Abertillery		No further progress has been made.
T2.5	Rail freight provision at Marine Colliery		No further progress has been made.
Safeguarding of Disused Railway Infrastructure			
T3	Rail track east of Brynmawr	This is a safeguarding policy.	Safeguarding in place.
Improvements to Bus Services			
T4.1	Bus Priority Scheme along the Brynmawr to Newport Bus Corridor		The development has not started.
T4.2	Bus Interchange improvement at Brynmawr		The development is complete.
T4.3	Bus Interchange improvement at Ebbw Vale		The development is complete.
New Roads to Facilitate Development			
T5.1	Construction of a Peripheral Distributor Road through 'The Works'		The development is complete.
T5.2	Online improvements between the Peripheral Distributor Road and the A465		The development is complete.
Regeneration led Highway Improvements			
T6.1	Dualling of the A465 Heads of the Valleys Road (Tredegar to Brynmawr)		The development is complete.
T6.2	Online improvements to the A4046 south of Cwm		The development has not started.
T6.3	Online improvements to the A4048 south of Tredegar		The development has not started.
T6.4	Online improvements to the A467		The development has not started.

Policy Ref.	Site Name	Description	Progress
	south of Abertillery		
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		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 site is currently under construction. 0.2 ha of the site has planning permission for the construction of a B2 industrial unit with associated offices and external area. No development has commenced on site.
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.	An outline planning application is imminent. The tender document has been advertised. The development has not started.
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

Policy Ref.	Site Name	Description	Progress
			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. This development has not started.
Tourism and Leisure			
TM1.1	Eastern Valley Slopes, Ebbw Vale	Potential for tourism, leisure and education via promotion of access to the countryside and improvement to the natural environment.	The development is complete.
TM1.2	Garden Festival, Ebbw Vale	Proposal to develop Festival Park into a major tourist destination. 3 applications have been granted: c/2010/0132 for Castle, super tubing c/2011/0109 for Vertigo hang loose zip-wire attraction c/2011/0248 for widening of footpaths and creation of new sections for shared use.	The development is complete. The development has not started. The development is complete.
TM1.3	Blue Lakes, Tredegar	Ebbw Vale and District Development Trust (EVAD) proposal to create a new park, visitor centre and café.	EVAD have been disbanded and it is unlikely that this scheme will proceed. The development has not started.
TM1.4	Bedwellty House and Park, 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). No development has commenced on site.
TM1.7	Cwmtillery Lakes, Cwmtillery	Outdoor Gateway and Education facility as a base for outdoor activities.	Community led project which is unlikely to be taken forward. The development has not started.
Formal Leisure			
L1.1	Chartist Way, Tredegar	Informal play space provision	No further progress to date.
Land Reclamation			
ENV4.1	Pennant Street phase 2, Ebbw Vale		No further progress to date.

Policy Ref.	Site Name	Description	Progress
ENV4.2	Parc Bryn Bach, Tredegar		No further progress to date.
ENV4.3	Cwmcrachen, Brynmawr		No further progress to date.
ENV4.4	Llanhilleth Pithead Baths, Llanhilleth		No further progress to date.
Cemetery Extensions			
ENV5.1	Cefn Golau Cemetery, Tredegar		No further progress to date.
ENV5.2	Dukestown Cemetery, Tredegar		No further progress to date.
ENV5.3	Blaina Cemetery, Blaina		No further progress to date.
Waste			
W1.1	Land south of Waun-y-Pound, Tredegar		This site was offered up as part of the Heads of the Valleys Organics project. None of the bidders selected chose to use the site. However, the selected bidder no longer wishes to proceed. A new procurement is to be commenced and the site may be offered as part of this.
W1.2	Silent Valley, Ebbw Vale	New bulking / waste transfer facility. Permission granted (2013/0105) in 2013.	The development is complete. Planning permission (c/2015/0057) has been granted for an extension to the existing waste transfer station. No development has commenced on site.

Appendix 2: Changes to LDP and SA Monitoring Framework

Policy Ref.	Indicator	Change	Reason
Sustainability Monitoring Framework			
SA10	Any participation in any setting (curricular, extracurricular, club or other setting) in the last year (primary school years 3-6)	It is proposed to delete this indicator and introduce another two indicators as follows: <ul style="list-style-type: none"> 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 	Data for the original indicator is no longer available. The indicator is amended to reflect data that is available from the School Sport Survey.
SA10	Any participation in sport at a club outside of school in the last year (secondary school years 7-11)	It is proposed to delete this indicator and introduce another indicator as follows: <ul style="list-style-type: none"> Percentage of secondary school pupils who took part in a club outside school 	Data for the original indicator is no longer available. The indicator is amended to reflect data that is available from the School Sport Survey.

Appendix 3: Mandatory Indicators

Mandatory Indicators	Monitoring Results
The housing land supply taken from the current Housing Land Availability Study	The current published Joint Housing Study for Blaenau Gwent (2015) indicates that there is a 1.35 year land supply.
Number of net additional affordable and general market dwellings built per annum	A total of 84 general market units and 63 affordable units were built in 2015-16.
Net employment land supply / development per annum	None of the 50 ha net employment land supply has been developed in 2015-2016.
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 9.18 ha was permitted in 2015-2016 which is equivalent to 2.4%. Out of a total of 19.32 ha of land permitted 9.18 ha was on allocated sites, which is equivalent to 48%.
Average density of housing development permitted on allocated development plan sites	The average density of housing development permitted on allocated sites is 23 per ha for the period 2015-16.
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 2015-2016, 74% or 14.38 ha of a total of 19.32 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 2015-2016, one permission for highly vulnerable or emergency services was permitted within flood zone C2 not meeting all TAN 15 tests.
Amount of greenfield and open space lost to development (ha) which is not allocated in the Plan	During 2015-2016 0 ha of open space has been lost to development.
The extent of primary land-won aggregates permitted expressed as a percentage of the total capacity required, as identified in the regional waste Plan	71% of the total capacity required has been permitted. No further capacity has been permitted in 2015-2016.
The capacity of renewable energy developments installed per annum	0.69 MW of renewable /low carbon energy was installed in 2015-2016.