Cyngor Bwrdeisdref Sirol
Blaenau Gwent
County Borough Council

Blaenau Gwent Local Development Plan
Cynllun Datblygu Lleol Blaenau Gwent

ANNUAL MONITORING REPORT
Adroddiad Blynyddol Monitro
2025 - 2026

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EXECUTIVE SUMMARY

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

Key Findings of the Annual Monitoring Process

Contextual Changes

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

External Conditions

Economy

- The UK economy experienced modest growth during 2025, with real GDP increasing
- by approximately 1.3%. Growth slowed considerably during the latter part of the year but
- strengthened in early 2026, with GDP increasing by 0.6% in the first quarter.
- The wider economic context therefore remains one of cautious
- growth, with implications for investment, development viability, household spending and the delivery of new housing and infrastructure.
- Economic growth in Wales has remained relatively subdued during 2025-26, reflecting the wider UK economic environment of modest growth, continuing cost pressures and economic uncertainty.
- Blaenau Gwent remains below the Wales average in almost all socio-economic indicators – economic activity, employment and business enterprise. However, it has made improvements this year in terms of economic activity.
- Data from Nomis 2025-2026 (Apr-Mar), the employment rate in Blaenau Gwent was 65.7%, a decrease of 5.1% from 70.8% in 2024-25. This is 9.8% lower than the Welsh average.

Housing

- UK housing market experienced relatively modest overall house price growth during 2025-26, although performance varied considerably geographically.
- House prices in Blaenau Gwent increased notably during 2025-26. The average house price rose from approximately £133,000 in June 2025 to £145,000 in June 2026, an annual increase of 8.9%. This was significantly above the 1.8% increase experienced across Wales over the same period, although average house prices in Blaenau Gwent remain substantially below the Welsh average of approximately £213,000. The figures indicate that Blaenau Gwent continues to provide comparatively affordable housing while experiencing relatively strong recent house price growth.

Policy, Legislation and Statistical Change

National Policy and Legislation

- There is no substantive changes to PPW 12 IN 2025-26.
- There has now been a significant change since the new Welsh Government took office in May 2026: it has formally started a major revision of Future Wales / the National Development Framework (NDF). This supersedes the position in the March 2026 monitoring review, which had concluded that an immediate revision was not required

Regional Policy

- Strategic Development Plan for Southeast Wales – update. A call for strategic candidate sites was undertaken during 2026.

Local Policy and Legislation

- Federation of Blaenau Gwent and Torfaen County Borough Councils

Statistics

- The latest midyear estimate (2020) stands at 67,180.

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;
- **2,074** new dwellings were built in the period 2006-2025, which is below the expected plan requirement of 3,500 by 2021;
- In the period 2025-26 (April to March) **124** new dwellings were built in the County Borough which is below the previous year.
- **0 ha** of employment allocations have been delivered during 2025 - 2026;
- **No** retail allocations have been delivered to date;
- **No** transport schemes were delivered this year leaving the total schemes completed at 12;
- Retail vacancy rates across Blaenau Gwent average **18.9% (2025-2026)** which is a 0.5% decrease from 2024-2025. The Blaenau Gwent vacancy rate is higher than the Wales vacancy rate of 17%;
- The 2021 census data population figure is 66,900 which is a 4.2% decrease from 69,800 in 2011.
- **49** affordable dwellings were built in 2025-26;
- Only **71.93%** of LDP allocations have been granted planning permission;
- **12%** of development permitted in 2025-26 was on brownfield land which is lower than the target figure of 80%;

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

- The latest economic activity rate is **65.7%** which is down by 4.6% from 2024-25, increasing the gap with the Wales average to 9.8%;

- The latest figure for the economically inactive wanting a job is **11.8%** (2025-2026) down by 8.3% from 2024-25 and 7.7% lower than the Welsh average;
- Between 2023 and 2024 the number of jobs in manufacturing in Blaenau Gwent decreased to 4,000 from 4,500. Overall there has been a net loss of **1,300** jobs since 2008 (baseline date);
- Between 2023 and 2024 the number of jobs in Construction in Blaenau Gwent remained at 700 with an overall net loss of **100** jobs since 2008;
- Between 2023 and 2024 Blaenau Gwent lost 25 jobs in services, yet there is an overall increase of jobs in services, of 800, since 2008;

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

- The Fields in Trust (FIT) Standard for outdoor play space provision decreased to **2.79 ha** in 2026 which is above the target of 2.4 ha;
- There has been no loss of Listed Buildings or historic sites this year;

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

- The Plan has a 7-year land bank which is behind the target of ensuring there is a minimum 10 -year land bank; and
- **67.19%** of waste was recycled during 2025-2026, this is above the Welsh Government target of 64% by 2021.But is below the 70% 2026 Zero Waste target.

Detailed consideration of the results of the monitoring exercise has allowed the Council to make an informed judgement about the nature of the progress that has been made during 2018-19, in delivering the LDP targets and therefore its policies. As a visual aid in showing the monitoring outcomes, a simple colour coded system has been devised, as shown below.

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

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

LDP Monitoring		
Policy		**Result**
THEME 1: CREATE A NETWORK OF SUSTAINABLE VIBRANT VALLEY COMMUNITIES		
SP1	**Northern Strategy Area – Sustainable Growth and Regeneration**	
To ensure sustainable growth and regeneration in the North of the Borough		**R**
SP2	**Southern Strategy Area – Regeneration**	
To ensure regeneration in the South of the Borough		**R**
SP3	**The Retail Hierarchy and the Vitality and Viability of the Town Centres**	

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

The results of the monitoring process for 2025-26 indicate that the targets in respect of 3 out of 19 core monitoring aims are on-going, being met or being exceeded (annotated in green) and 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 Covid-19 pandemic, economic recession, the poorly performing housing market and issues around viability.

Trigger levels were identified in the Plan to indicate where a policy had diverged to such an extent that it could be identified as failing to be implemented and needs to be amended. The number of triggers breached this year has remained at 5.

The following triggers breached:

- The net number of additional affordable and general market dwellings built at 2,074 is 41% below the target of 3,500 (2021 outcome) and has therefore breached the trigger of 30%.
- The number of net additional affordable houses delivered through S106 per annum and the outcome requirement for 335 by 2021, having only delivered 9 and secured a total of 66 units the Plan has failed to meet the 2021 requirement. It also breaks the trigger of being below 20% of the 335 target for 2021.
- There has been an under delivery of cumulative housing completions since the beginning of the Plan period and so the trigger of under delivery on two consecutive years has been broken.
- In terms of the requirement for 23.8 ha of employment land to be delivered by 2016 and 50 ha by 2021, with 6.22 ha of employment allocations delivered, the Plan has breached the trigger of -20%.
- In terms of the number of year's land bank of permitted reserves and the requirement of 100% provision of a 10-year land bank, according to the latest available information (SWRAWP Report for 2020) the Plan has a 7-year land bank and therefore the 100% requirement trigger has been broken.

Conclusions and Recommendations

The current economic situation, the lack of confidence in the housing market and viability issues has undoubtedly had an impact on the delivery of the Plan. Progress on delivering the Strategy of Growth and Regeneration continues to fall short of expectations. Although, it is important to note that the Council are starting to see some positivity in the housing market with more housebuilding taking place than ever and significant private sector interest in the County Borough.

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

has remained at 5. The Plan is not performing in areas such as retail, housing, and employment.

The Council is currently preparing a Joint Local Development Plan with Torfaen (JLDP) to address these matters.

Recommendation

As a result of the findings of the Annual Monitoring Report for 2025-26 it is recommended that:

1. The Council progresses work on a Joint Local Development Plan with Torfaen.

1.0 INTRODUCTION

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

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

1.3 This is the twelfth AMR to be prepared since the adoption of the LDP and monitors the period 1st April 2025 to 31st March 2026 and is required to be submitted to the Welsh Government by the 31st October 2026. The AMR provides an opportunity to identify the progress in the delivery of the LDP policies and allocations and the impact on key social, economic and environmental objectives.

1.4 It is noted that as a decision has already been made to review the adopted LDP, the AMR will also feed into the Joint LDP which is currently being prepared for Blaenau Gwent and Torfaen.

Monitoring Requirements

1.6 The Council has a statutory obligation, under Section 61 of the Planning and Compulsory Purchase Act 2004 (PCPA), to keep all matters under review that are expected to affect the development of its area or the planning of its development. These matters include:

- The principal physical, economic, social and environmental characteristics of the area of the authority (including the extent to which the Welsh language is used in the area);
- The principal purposes for which land is used in the area;
- The size, composition and distribution of the population of the area;
- The communications, transport system and traffic of the area;
- Any other considerations which may be expected to affect those matters;
- Such other matters as may be prescribed or as the Assembly in a particular case may direct.

1.7 In addition, under Section 76 of the PCPA, the Council has a duty to produce information on these matters in the form of an Annual Monitoring Report for submission to the Welsh Government at the end of October each year following plan adoption.

1.8 In producing the AMR, the Council has had regard to the Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015; Regulation 37 of which requires the AMR to: -

1. where a policy specified in an LDP is not being implemented, the annual monitoring report must identify that policy; and for each such policy the report must include a statement of: -
   a) the reasons why that policy is not being implemented;
   b) the steps (if any) that the LPA intend to take to secure that the policy is implemented; and
   c) whether the LPA intends to prepare a revision of the LDP to replace or amend the policy;

2. specify the housing land supply taken from the current Housing Land Availability Study; and
3. specify the number (if any) of net additional affordable and general market dwellings built in the LPA's area both in the period in respect of which the report is made; and in the period since the LDP was first adopted or approved.

1.9 However, a recent Welsh Government 'Review of the Delivery of Housing through the Planning System' found that many adopted LDPs were failing to deliver the number of new homes required, with allocated sites not being brought forward for development or being developed at a slower than anticipated rate (as per the Torfaen LDP); and it was concluded that this was due to the policy framework for ensuring housing delivery and the associated monitoring mechanism not being sufficiently aligned with the LDP process.

1.10 Therefore, on 26th March 2020, in a letter from the Minister for Housing and Local Government, Planning Policy Wales (PPW) was amended to remove the five-year housing land supply policy. It was replaced with a policy statement which makes it explicit that the housing trajectory, as set out in the adopted LDP, will be the basis for monitoring the delivery of the development plan housing requirements as part of LDP Annual Monitoring Reports (AMRs). At the same time, Technical Advice Note 1 (TAN1), January 2015 on 'Joint Housing Land Availability Studies' (JHLAS) was revoked in its entirety; and thus, the need to produce an annual Torfaen JHLAS. Similarly, the Welsh Government's 'Development Plans Manual' (DPM) was amended to provide details of how to monitor housing delivery under this new system; including the response to under-delivery.

1.11 Therefore, the latest 3rd edition of the Welsh Government's Development Plans Manual (DPMv3), March 2020 (Table 29, page 185) requires that all monitoring frameworks include a range of indicators. The table below shows where the results of these indicators can be found for the LDP Monitoring.

Indicators Required by Legislation		
Indicator		**LDP Monitoring policy**
Number of net additional affordable and market dwellings built in the LPA area.	LDP Regulation 37. All AMRs must include the annual affordable and market housing completions in the plan area.	SP4 (a)

Key Indicators Applicable to all Plans		
Spatial distribution of housing development	To monitor housing completions each year in line with the growth strategy and the settlement hierarchy	SP5 (a)
The annual level of housing completions monitored against the Average Annual Requirement (AAR)	Annual housing completions … For those plans published prior to the publication of the DPMv3, completions will be measured against the Average Annual Requirement (AAR) set out in the plan. This must be presented clearly in the AMR both in numerical and percentage terms (plus/minus x%). The components of housing supply, including site allocations, large and small windfalls should also be monitored separately.	SP5 (a)
Total cumulative completions monitored against the cumulative average annual housing requirement.	For those plans published prior to the publication of the DPMv3, completions will be measured against the cumulative average annual housing requirement set out in the plan. This must be presented clearly in the AMR both in numerical and percentage terms (plus/minus x%).	SP5 (a)
The level of affordable housing completions monitored against the plan's overarching target. The tenure of affordable housing completions.	To monitor affordable housing completions delivered through the planning system each year against the target set in the plan. A separate indicator should monitor the tenure split (social rented and intermediate) in line with need identified in the LHMA.	SP4 (a)
Employment land take-up against allocations. Job growth.	To monitor the take-up of employment land in the plan. Indicators monitoring Class B job growth in line with the strategy.	Sp8
Delivery of affordable housing policy - thresholds and percentage targets for each sub-market area.	To monitor the delivery of affordable housing in line with policy targets and thresholds in each sub-market area (where relevant) including any deviation above or below the target.	SP4 (a)
Viability	LPA should monitor trends (positive and negative) in key determinants of market	SP4 (b)

	conditions and viability such as, house prices, land values, build costs.	
The rate of development on key allocations (completions linked to phasing trajectories and infrastructure schemes, where appropriate).	To monitor the development of land uses and associated infrastructure on key development sites in the plan. The rate of development will need to be considered against the anticipated trajectory, Placemaking principles and delivery appendix.	Appendix 1
The delivery of key infrastructure that underpins the plan strategy.	This will monitor the development of new infrastructure, such as road and rail improvements and utility enhancements on which the plan strategy is dependent.	Appendix 1
The completion of Gypsy and Traveller sites to meet identified need.	This will monitor the development of allocated gypsy and traveller sites to meet identified need over the full plan period. A separate indicator will also be required to monitor and make provision for any newly arising need outside of the GTAA	SP5 (a)
The scale / type of highly vulnerable development permitted within C2 flood risk areas.	To demonstrate the effectiveness of avoiding highly vulnerable development in the areas at most risk.	SP7 (c)

1.12 DPMv3 (Table 31, page 190) also sets out the following five key questions to be considered in the AMR in relation to the delivery of the LDP strategy (with Q4 being added in 2020): -

1. What new issues have occurred in the plan area, or changes to local/national policy?
2. How relevant, appropriate and up to date is the LDP strategy and its key policies and targets?
3. What sites have been developed or delayed in relation to the plan's expectations at both places and in the phasing programme (as set out in the trajectory)?
4. What is the degree of variance from the anticipated annual and cumulative build rate? Is there a two-year trend of under delivery (annual completions not number of AMRs submitted)?
5. What has been the effectiveness of delivering policies and preventing inappropriate development?

Format and Content of the AMR

1.13 The purpose of the AMR is to monitor the effectiveness of the Strategy and Policy Framework in the LDP and to consider whether amendments to these are required. The

principal function of the whole monitoring process is to identify how a revision to the LDP should take place; a decision on which has already been made.

1.14 The monitoring process for the LDP involves the collation and interpretation of significant datasets. The Council considers that the inclusion of this more detailed information within the AMR would lead to the report being overly long and complex, therefore the report focuses on just the inclusion of the key results.

2.0 MONITORING FRAMEWORK

2.1 The AMR will report progress on the LDP Strategy, policies and proposals.

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

LDP Monitoring Aims, Indicators, Targets, Triggers and Outcomes

2.3 The LDP monitoring framework identifies 19 monitoring aims based on the Strategic Policies which deliver the strategy of the Plan. These monitoring aims are assessed against 50 indicators (including WG national indicators – see Appendix 2: Mandatory Indicators for results) and are specifically designed to monitor the delivery of the LDP. It should be noted that whilst the targets and indicators relate to each Strategic Policy, the framework has been designed to ensure that linkages are made between the Strategic Policies, relevant objectives and Development Management and Allocation policies. Monitoring the delivery of the Strategic Policies therefore provides a mechanism for monitoring the LDP as a whole.

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

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

Replacement Targets and Indicators

2.6 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.

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

Monitoring Progress

2.8 The analysis of the monitoring process will be in the form of detailed written assessment of the indicator results and a subsequent view on the success of the targets and

effectiveness of the policies. This will be provided in the respective monitoring sections of this report for the LDP and SA. As a visual aid in showing the monitoring outcomes, a simple colour coded system has been devised, and will be included in the individual tables of Strategic Policies and SA results, as shown below:

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

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

Joint Local Development Plan

2.10 Following, Blaenau Gwent and Torfaen County Borough Councils forming a federation in January 2025, new ways of working have been explored, one of which is to prepare a Joint Local Development Plan between the Councils. Blaenau Gwent resolved to withdraw its replacement Local Development Plan and prepare a joint Local Development Plan with Torfaen at Council on 5th March 2026.

2.11 A Delivery Agreement has been prepared and consulted upon during July and September 2026. The Councils are currently considering the comments received and will report on its consultation in November 2026 and seek WG approval thereafter.

3.0 CONTEXTUAL CHANGE

3.1 The findings of the AMR are fundamental in determining how the implementation and delivery of the LDP is progressing. However, it is important to understand how the implementation of the LDP has been influenced by local, regional, national and international factors. Blaenau Gwent does not exist in isolation and development at even the most local level can be affected by national and international economic trends.

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

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

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

External Conditions

Economy

3.4 The UK economy experienced modest growth during 2025, with real GDP increasing by approximately 1.3%. Growth slowed considerably during the latter part of the year but strengthened in early 2026, with GDP increasing by 0.6% in the first quarter. More recent indicators suggest that economic activity has continued to expand, albeit at a relatively modest and uneven rate. The wider economic context therefore remains one of cautious growth, with implications for investment, development viability, household spending and the delivery of new housing and infrastructure.

3.5 Economic growth in Wales has remained relatively subdued during 2025-26, reflecting the wider UK economic environment of modest growth, continuing cost pressures and economic uncertainty. Labour market indicators have also shown some signs of weakening. While UK economic growth strengthened during parts of 2026, definitive comparable GDP data for Wales are not yet available, with the ONS currently developing revised quarterly regional GDP estimates. The economic outlook therefore remains characterised by modest growth and continued uncertainty, which may influence levels of investment, development viability and the pace of housing and employment development.

Blaenau Gwent's Economy

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

3.7 Data from Nomis 2025-2026 (Apr-Mar), the employment rate in Blaenau Gwent was 65.7%, a decrease of 5.1% from 70.8% in 2024-25. This is 9.8% lower than the Welsh average.

In 2025 the gross weekly pay earnings by residence stood at £711.20 which is £8.11 less than the Welsh average. (Source: Nomis).

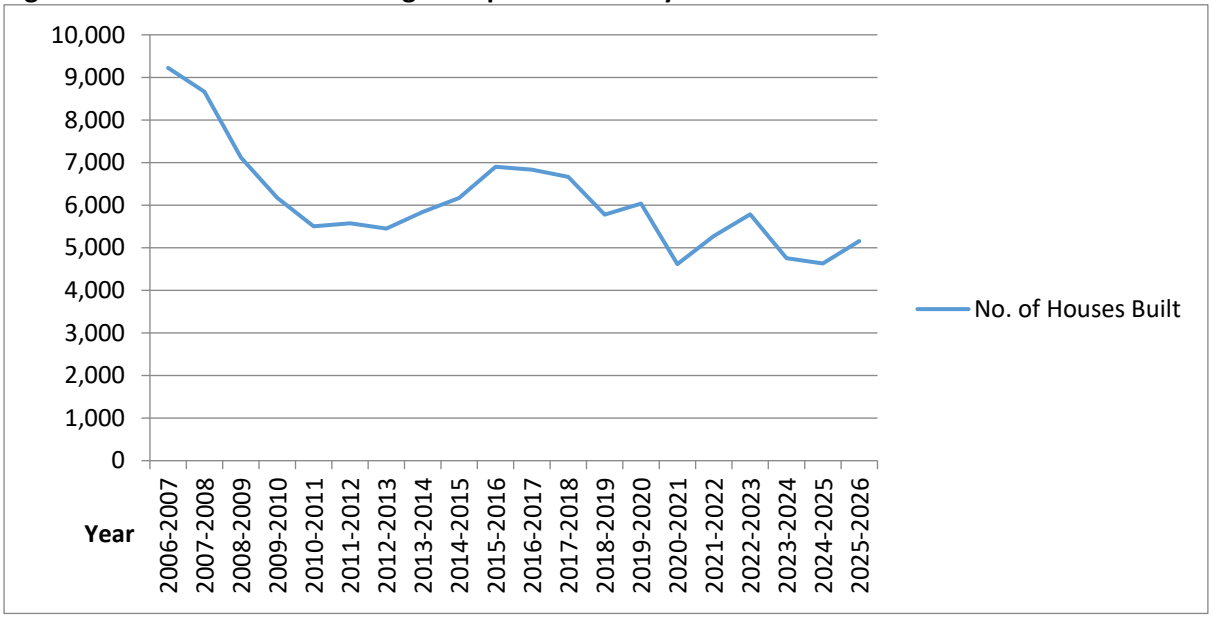
Housing Market

3.8 The UK housing market experienced relatively modest overall house price growth during 2025-26, although performance varied considerably geographically. UK average house prices remained around £270,000-£273,000 through much of 2026, with annual house price inflation moderating to around 1-2% by mid-2026. This national position masks significant regional and local variation. In Wales and, particularly, parts of the South Wales Valleys, recent price movements have differed from the UK average. Overall, the market remains characterised by relatively subdued national price growth alongside continuing variations in affordability and local market conditions.

3.9 House prices in Blaenau Gwent increased notably during 2025-26. The average house price rose from approximately £133,000 in June 2025 to £145,000 in June 2026, an annual increase of 8.9%. This was significantly above the 1.8% increase experienced across Wales over the same period, although average house prices in Blaenau Gwent remain substantially below the Welsh average of approximately £213,000. The figures indicate that Blaenau Gwent continues to provide comparatively affordable housing while experiencing relatively strong recent house price growth.

3.10 The number of new dwellings completed annually in 2025-26 was 5,159 and was 11% up on the previous year.

Figure 1: Number of new dwellings completed annually in Wales 2006-2026



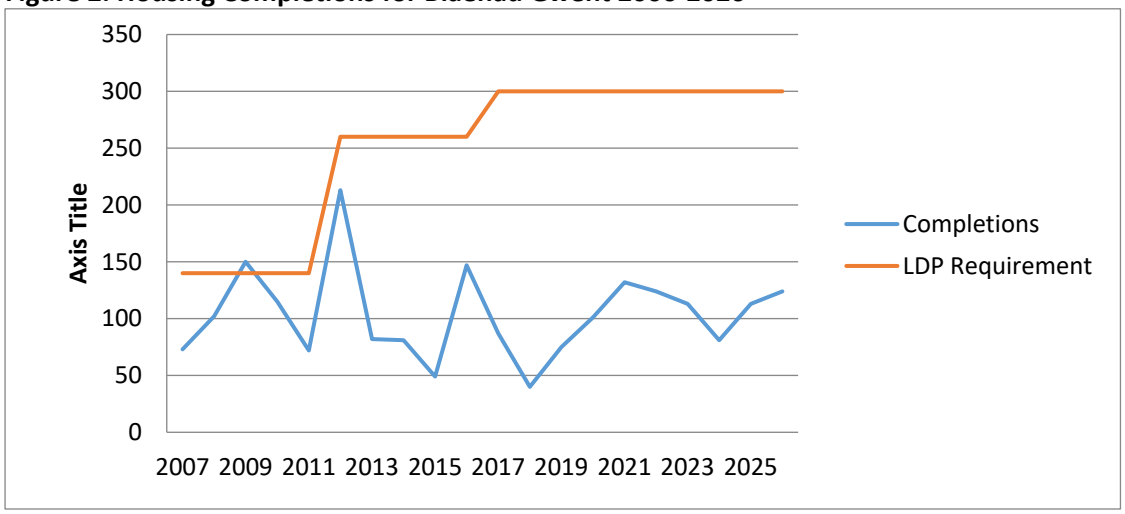
Source: New Housing Building: April 2025to March 2006, Welsh Government (July 2026)

Blaenau Gwent's Housing Market

3.11 House building completions in Blaenau Gwent have been erratic since 2006 due in part to a greater reliance on completions from the social sector where schemes tend to be completed at one point. There has been an increase in completion figures from the previous year and again for the current year (2026), although these figures still remain very low in comparison to the LDP requirement. However, the housing market is moving in a positive direction with Lovell Homes completing a development on one parcel of Land at Ebbw Vale Northern Corridor (MU1). Persimmon Homes have commenced construction at the former school and college site adjacent with 196 homes completed to date (MU1). Davies Homes has completed development at the Northgate Site at The Works (MU2) and has also commenced construction on the former BKF Plastics site in Tredegar for 77 dwellings.

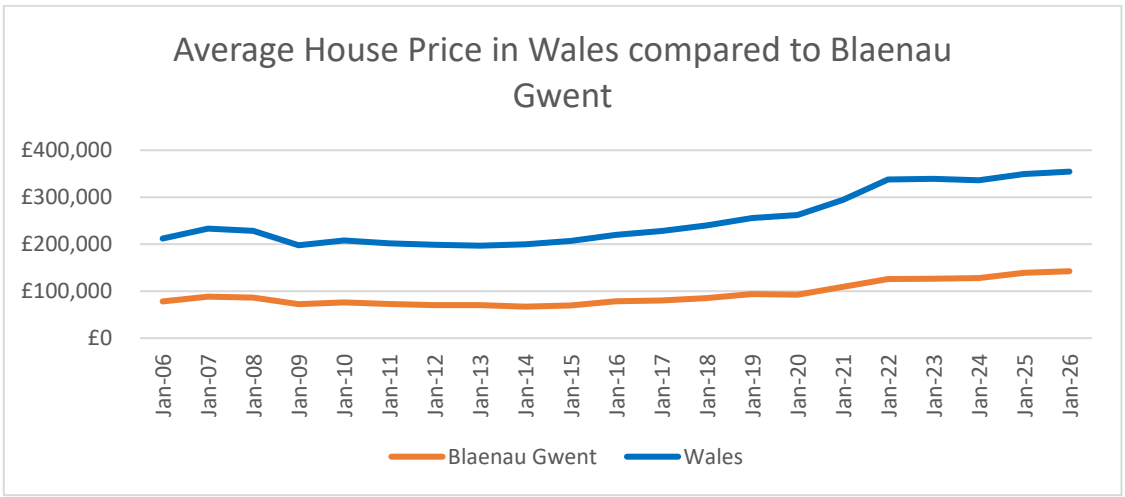
3.12 Overall completions were below the 140 per annum expected by the LDP for the period between 2006-2011; fell well below the 260 expected between 2011 and 2016; and are well below the 300 expected between 2017-2021 (see Figure 2 below).

Figure 2: Housing Completions for Blaenau Gwent 2006-2026



Source: Blaenau Gwent housing data

Figure 3: Average House Price in Wales and Blaenau Gwent 2006-2026



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Source: Land Registry

3.13 According to the Land Registry, in April 2026 the average house price in Wales was £212,000 whereas the average house price in Blaenau Gwent was £142,421. As can be seen from the graph above house prices in Blaenau Gwent remain well below the Wales average. This disparity in house price is partly a reflection of the lack of new homes being built as new houses normally command higher prices.

Policy, Legislation and Statistical Changes

Planning Policy Wales Edition 12

3.14 There is no substantive new edition of PPW to report for 2025-26. Its existing emphasis on placemaking, sustainable locations, accessibility, housing delivery, climate change, biodiversity and efficient use of land remains relevant to plan preparation

National Development Framework: Future Wales

3.15 The first statutory five-year Future Wales Monitoring and Review Report was published on 20 March 2026. It assessed whether Future Wales was delivering against matters including development plan coverage, decarbonisation, renewable energy, housing, health, biodiversity and economic prosperity.

3.16 The review concluded that an immediate revision of Future Wales was not required. The Welsh Government considers that it continues to provide a sound national spatial framework towards 2040.

3.17 There has now been a significant change since the new Welsh Government took office in May 2026: it has formally started a major revision of Future Wales / the National Development Framework (NDF). This supersedes the position in the March 2026 monitoring review, which had concluded that an immediate revision was not required

3.18 On 19 August 2026, the Welsh Government launched the formal process to revise the National Development Framework, *Future Wales: The National Plan 2040*. The Government explicitly states that the revision is intended to reflect the priorities and ambitions of the new Government and respond to changes in economic conditions, demographics, infrastructure, climate and nature, resilience and energy security.

3.19 Importantly, the revised NDF is intended to replace Future Wales: The National Plan 2040, rather than being a minor update to it.

Regional Policy Framework

Strategic Development Plan (SDP)

3.20 On July 26, 2024, the Cardiff Capital Region Corporate Joint Committee agreed to undertake engagement with key stakeholders on the draft Delivery Agreement document, marking the first step in the development of the Strategic Development Plan (SDP). The SDP Delivery Agreement was approved in principle by the Corporate Joint Committee (CJC) on 31st

March 2025, pending confirmation of financial support from WG. This marks the start of work on the SDP and the Cardiff Capital Region CJC is now establishing a team to deliver the Plan.

3.21 During early 2026, the SDP moved into more substantive plan preparation. The Strategic Development Sub-Committee considered visioning work in March 2026, helping to establish the direction for the emerging regional plan. This is important because the SDP will ultimately establish an overall spatial vision and strategy for South East Wales and identify strategic locations and places for future growth and change.

3.22 During 2026, a Call for Strategic Candidate Sites and Areas of Search was undertaken. The process seeks to identify development opportunities of strategic significance and will inform the emerging spatial strategy and Preferred Strategy. Candidate sites and Areas of Search will be assessed against matters including strategic fit, accessibility, sustainable transport, infrastructure, deliverability, viability and sustainability. The process is being undertaken alongside local development plan preparation through a 'twin-tracking' approach.

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

Local Policy Framework

Federation of Blaenau Gwent and Torfaen County Borough Councils

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

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

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

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

Statistics

Mid-Year Estimates

3.28 In 2019, the mid-year population estimate for Blaenau Gwent was 69,862, representing a small increase of 162 people compared with the previous year. The 2020 mid-year estimate increased further to 70,020, a rise of 158 people. Following the rebasing of population estimates after the 2021 Census, the mid-2022 population estimate for Blaenau Gwent was 67,180, an increase of approximately 290 people compared with the revised 2021 estimate of 66,890.

Census Population Figure

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

4.0 LOCAL DEVELOPMENT PLAN MONTORING

4.1 The 2025-26 Annual Monitoring Report is the eleventh monitoring report to be prepared since the adoption of the Blaenau Gwent LDP. While the adopted plan period has expired it remains the extant development plan for the area as work continues on the Joint Local Development Plan (RLDP). This report therefore provides an opportunity for the Council to assess the impact that the adopted LDP continues to have on social, economic and environmental well-being of the County Borough.

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

Monitoring Table: SP1

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

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

Location	Proposal	Floorspace	Status
2013-2014			
Existing Aldi Store, The Walk, Ebbw Vale	Store extension	227 sq m (net sales area	Complete
2014-2015			
No planning applications approved			
2015-2016			
No planning applications approved			
2016-2017 -			
No planning applications approved			
2017-2018			
Mcdonald's restaurant, The Walk, Ebbw Vale	Store extension	14.5 sq m	Complete
2018-2019			
No planning applications approved within the town centre			
2019-2020			
No planning applications approved within the town centre			
2020-2021			
No planning applications approved within the town centre			
2021-2022			
No planning applications approved within the town centre			
2022-2023			
No planning applications approved within the town centre			
2023-2024			
No planning applications approved within the town centre			
2024-2025			
Existing Aldi Store, Ebbw Vale	Extension and external alteration of the existing retail foodstore (Use Class A1), together with an extension and reconfiguration of the car park, external lighting, drainage, landscaping, and other associated site works.	301 sq m	Completed
2025-2026			
No planning applications approved within the town centre			
	Total	**241.5sq m**	

Between 2025-26, no planning applications have been approved within the town centres for a redevelopment proposal that would result in an increase of floorspace. In total, 241 sq m of floorspace has been delivered through redevelopment proposals in the town centre.

In terms of the amount of A1 land delivered through allocations and redevelopments in the town centre and the outcome requirement of 9,100 sq m by 2016 and 11,500 sq m by 2021, as

only 241.5 sq m has currently been delivered, the 2016 and 2021 targets have not been achieved.

Leisure Development

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

In terms of the amount of new leisure development and the outcome requirement for start of construction on the Bryn Serth site by 2016 the target has not been achieved and the target of the completion of the projection by 2021 has not been achieved.

Land in B Use Class

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

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

	Avenue & associated parking and other infrastructure.		
2020-21			
MU2 Regain Building, Mill Lane, Ebbw Vale	Two storey building (B1) linked to Regain building with associated infilling of basement garden, access, parking and other infrastructure, and additional parking areas and service access to regain building	0.28	Complete 2021-22
2021-22			
MU2 Land to the southern end of Lime Avenue, Ebbw Vale	Construction of employment units for B1, B2, and B8 uses, new access road and junction off Lime Avenue	2.0 ha	Not started 2023-2024
2022-23			
No employment developments on allocated sites approved			
2023-2024			
No employment developments on allocated sites approved			
2024-2025			
No employment developments on allocated sites approved			
2025 - 2026			
No employment developments on allocated sites approved			

In addition to allocated sites, in 2025-26, 3,428 sq m of employment floorspace has been delivered.

In terms of the amount of land for B use class delivered on allocated sites and the outcome requirement for 22.3 ha to be delivered by 2016 and 48.5 ha by the end of the plan period, as only 5.43 ha have been delivered, the 2016 and 2021 targets have not been achieved.

Housing Development

To date 1,930 dwellings have been completed in the Northern Strategy Area which falls short of the 2021 outcome of 3,155.

In terms of the amount of housing delivered and the outcome requirement for 1,635 homes to be delivered by 2016 and 3,155 by 2021, as only 1,816 homes have been delivered, the 2016 target has been achieved and it is unlikely that the 2021 target will be achieved.

Transport Projects

Highway and public transport schemes implemented	
Cycle Routes	
T1.1	HoV Route linking 9 Arches Tredegar to Brynmawr
T1.3	HoV to Ebbw Vale and Cwm

T1.4	Cwm to Aberbeeg
T1.8	Brynmawr to Blaenavon
Rail Network and Station Improvements	
T2.1	Extension of rail link from Ebbw Vale Parkway to Ebbw Vale Town
T2.2	Provision of new station and bus interchange at Ebbw Vale
Improvement to Bus Services	
T4.2	Bus Interchange improvement at Brynmawr
T4.3	Bus interchange improvement at Ebbw Vale
New Roads to Facilitate Development	
T5.1	Construction of the Peripheral Distributor Road through 'The Works'
T5.2	Online improvements between the Peripheral Distributor Road and the A465
Regeneration Led Highway Schemes	
T6.1	Dualling of the Heads of the Valleys Road (Phase 3 complete and Phase underway)

No further schemes have been completed this year in the Northern Strategy Area, bringing the number of schemes completed to date to 11. The Plan is two schemes short of the target to deliver 13 projects by 2016. The 2021 target is to deliver a further 6 transport projects.

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

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

PERFORMANCE:	**R**
ACTION:	
• The Council is preparing a Joint LDP which will need to consider this issue.	

Monitoring Table: SP2

POLICY SP2	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Southern Strategy Area – Regeneration	1, 6, 11 & 12	DM1, DM2, DM3, DM5, DM14, DM15, DM16, DM17 R1, H1, HC1, T1, T2, T4, T6, ENV2, ENV3, ENV4, TM1
MONITORING AIM:	**To ensure regeneration in the south of the Borough**	
MONITORING INDICTOR:	**MONITORING TARGET:**	
	Outcome by End of 2016	**Outcome by End of Plan (2021)**
Amount of land in B use class delivered	Land in B use class 1.5 ha delivered	Land in B use class 1.5 ha delivered
Amount of housing delivered	Housing development 265 homes delivered	Housing development 345 homes delivered
Tourism initiatives	Tourism initiatives 1 initiative delivered	
Environmental reclamation projects	Environmental reclamation 1 project delivered	
Transport projects	Transport projects 3 projects delivered	Transport projects 5 projects delivered

ANALYSIS OF RESULTS:

The objective of the Southern Strategy Area is to build on the strong sense of community pride and spectacular landscape to secure regeneration and create sustainable communities. To fully understand the progress made in achieving this objective it is necessary to consider the findings of the monitoring exercise in relation to the following interrelated factors:

Land in B Use Class

By the end of the plan period, 1.5 ha of employment land was expected to be delivered in the Southern Strategy Area.

Location	Proposal	Site Area Ha	Status
2018-19			
Roseheyworth Business Park	Household waste recycling facility	0.79	Complete
2019 – 2020			
No planning applications approved			
2020-2021			
No planning applications approved			
2021-2022			
No planning applications approved			
2022-2023			
No planning applications approved			
2023-2024			
No planning applications approved			
2024-2025			
No planning applications approved			
2025-2026			
No planning applications approved			

In terms of the amount of land in B use class delivered and the outcome of 1.5 ha by the end of plan period, with 0.79 ha of land delivered and no further planning applications approved, the target has not been achieved.

Housing Development

To date, 154 homes have been delivered in the Southern Strategy Area which falls short of the 2016 outcome of 265 and the 2021 outcome requirement figure of 345.

In terms of the amount of housing delivered and the outcome of 265 homes to be delivered by 2016 and 345 by 2021, with only 144 homes delivered, the 2016 and 2021 targets have not been achieved.

Tourism Initiatives

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

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

Environmental Reclamation

The LDP identifies a land reclamation scheme at Llanhilleth Pit Heads Baths in the Southern Strategy Area to be delivered by 2016. The LDP identifies a land reclamation scheme at Llanhilleth Pit Heads Baths in the Southern Strategy Area to be delivered by 2016. The site now has full planning permission for development which consists of demolition of former pit head baths building and the creation of a public open space.

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

Transport Projects

The outcome at the end of 2016 was for the delivery of 3 projects, with only 1 project being delivered, the 2016 target has not been achieved. The target requirement for 2021 is for a further 5 transport projects to be delivered. No further schemes have been completed during 2022-23.

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

In terms of transport projects and the outcome for 3 projects to be delivered by 2016, with only 1 delivered, the target has not been achieved. The 2021 target was for a total of 8 schemes to be delivered by 2021 has also not been achieved.

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

PERFOMANCE:	**R**

ACTION:

- The Council is preparing a Joint LDP which will need to consider this issue.

Monitoring Table: SP3 (a)

POLICY SP3	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
The Retail Hierarchy and Vitality and Viability of the Town Centres	1	DM1, DM2, DM5 & DM6 AA1 & R1
MONITORING AIM: SP3(a)	**To ensure town centres thrive through the implementation of the retail hierarchy**	
MONITORING INDICATOR:	**ANNUAL MONITORING TARGET:**	
Number of A1 uses in primary retail areas as a percentage of all units in the primary retail areas	Increase the % of A1 uses in Ebbw Vale's primary retail areas from a base level of 61% (2009)	
	Increase the % of A1 uses in Abertillery's primary retail area from a base level of 45% (2009)	
	Increase the percentage of A1 uses in Brynmawr's primary retail area from a base level of 61% (2009)	
	Increase the % of A1 uses in Tredegar's primary retail area from a base level of 67% (2009)	

ANALYSIS OF RESULTS:

To deliver thriving town centres and protect local shopping facilities, Policy SP3 defines a retail hierarchy. The monitoring targets set to monitor its success are the percentage of A1 uses in the primary retail area of each of the town centres.

Number of A1 uses in primary retail areas as a percentage of all units in primary retail areas

The table below shows the % of A1 uses in the Principal and District Town Centres for 2009; and 2014-2026 and the percentage change between 2009 and 2026:

% of A1 Uses in Primary Retail Area															
Town	Year														% Change
	09	14	15	16	17	18	19	20	21	22	23	24	25	26	2009 - 2026
Ebbw Vale	61	61	62	68	61	59	61	67	56	59	62	59	56	56	-5
Abertillery	45	45	45	45	41	40	44	49	47	50	49	44	45	46	+1
Brynmawr	61	62	54	53	53	58	58	61	58	64	58	44	44	39	-22
Tredegar	67	61	63	56	54	51	50	52	41	60	49	47	49	47	-20

Source: Blaenau Gwent Annual Town Centre Surveys

Latest figures for the period 2025-26 reveal that all of the towns, apart from Abertillery, have witnessed a decrease in the percentage of A1 uses in the primary retail areas. The most significant decrease is in Brynmawr with a 22% decrease in A1 uses in the primary retail area since 2009. Tredegar is following closely behind Brynmawr and has witnessed a change with a 20% decrease of the 2009 base level. This change could also be explained by the increase in vacancy rate in the primary retail area (from 19% at 2009 to 32% at 25/26).

This also suggests that a review of the Primary Retail Area policy is required.

Abertillery and Ebbw Vale have witnessed more modest changes. Abertillery has witnessed a 1% increase from the 2009 base level of 45% to 46% in25/26. Ebbw Vale has witnessed a slight increase with a 5% difference since the 2009 base level.

In terms of increasing the % of A1 uses in the Ebbw Vale Primary Retail Area from a base of 61% the target has not been achieved (-5%).
In terms of increasing the % of A1 uses in the Abertillery Primary Retail Area from a base of 45% the target has not been achieved (+1%).

In terms of increasing the % of A1 uses in the Brynmawr Primary Retail Area from a base of 61% the target has not been achieved (-22%). **In terms of increasing the % of A1 uses in the Tredegar Primary Retail Area from a base of 67% the target has not been achieved (-20%).** **The monitoring aim to ensure town centres thrive through the implementation of the retail hierarchy is having a negative impact. All retail related policies will be reviewed as part of the RLDP.**
PERFORMANCE: R
ACTION:
• A Joint Local Development Plan is being prepared which will review the Primary Retail Area policy.

Monitoring Table SP3 (b)

POLICY SP3	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
The Retail Hierarchy and Vitality and Viability of the Town Centres	1	DM1, DM2, DM5 & DM6 AA1 & R1
MONITORING AIM: SP3(b)	**To ensure the improvement of viability in the town centres**	
MONITORING INDICATOR:	**ANNUAL MONITORING TARGET:**	
Reduce vacancy rates from a 2009 base figure tracked against other valley town centres	Reduce the vacancy rate in Ebbw Vale town centre from a base level of 11.5% (2009) tracked against other Valley towns	
	Reduce the vacancy rate in Abertillery town centre from a base level of 20% (2009) tracked against other Valley towns	
	Reduce the vacancy rate in Brynmawr town centre from a base level of 16% (2009) tracked against other Valley towns	
	Reduce the vacancy rate in Tredegar town centre from a base level of 12% (2009) tracked against other Valley towns	
	Reduce the vacancy rate in Blaina town centre from a base level of 25% (2009) tracked against other Valley towns	

ANALYSIS OF RESULTS:

The second part of Policy SP3 is to improve the vitality and viability of the town centres. In order to monitor this, the vacancy rate of the town centres need to be tracked to ensure they are decreasing and are comparable with other Valley towns.

Reduce vacancy rates from a 2009 base figure tracked against other valley town centres

The table below shows the vacancy rates for Blaenau Gwent's town centres for 2009 and 2014-2023; and the difference in vacancy rates between 2009 and 2024:

Town Centre	Percentage of Vacant Units in the Town Centre													
	Year													
	09	15	16	17	18	19	20	21	22	23	24	25	26	% Change (2009-25/26)
Ebbw Vale	11.5	11	13	14.5	11.9	11.9	9.4	17	15	12	15	12	11	-1%
Abertillery	20	23	18	24	18.8	18	18	19	17	20	23	25	20	-5
Brynmawr	11	9	10	10	11.7	8.7	11	8	6	11	16.5	15	16	+1%
Tredegar	12	19.4	18	17	19	24	21	19	14	15	20	21	22	+10%
Blaina	25	22.6	21.8	21.8	20.8	26	28	25	26	24	24	28	30	+2%
Overall Vacancy Rates	15	18.3	15.9	17.3	16.4	17.4	16.7	16.9	14.6	15.6	17.6	19.4	18.9	+3.9%

Source: Blaenau Gwent Town Centre Surveys

The overall vacancy rate for the town centres is 18.9% (2025-26) which is a 0.5% decrease on last year and a 3.9% increase from 2009. The Blaenau Gwent vacancy rate is higher than the Wales vacancy rate of 17% (Local Data Company).

The vacancy rate in Ebbw Vale has decreased in 2026 to 11% and is only 0.5% above the 2009 base vacancy rate. The vacancy rate in Abertillery, at 20% is 5% lower than the previous year and is the same level as 2009.

The vacancy rate for Brynmawr has increased to 16% this year, a 1% increase on the previous year but is 5% higher than the 2009 base level.

In Tredegar, the vacancy rate percentage increased by 1% in 2026 when compared to the previous year and is 10% higher than that of 2009.

For Blaina, the vacancy rate has increased to 30%, a 2% increase on the previous year and is 5% higher than the vacancy rate in 2009.

Town	Status	Total No. of Commercial Premises in 2009	% Vacant Units 2009	Total No of Commercial Premises 2025	% Vacant Units 2026	% Change 2009-2026
Blaenau Gwent						
Ebbw Vale	Principal Town Centre	139	11.5%	124	11	-1%
Abertillery	District Local Town Centre	159	20%	127	20	-5
Brynmawr	District Local Town Centre	155	11%	101	16	+1%
Tredegar	District Local Town Centre	170	12%	156	22	+10%
Blaina	Local Town Centre	64	25%	53	30	+2%
Caerphilly						
Bargoed	Principal Town	138	19%	147	No data available	No data available
Rhymney	Local Centre	31	6%	No longer monitored by CCBC		
Merthyr Tydfil						
Merthyr Town	Principal Town	No data available	13%	332	No data available	No data available
Rhondda Cynon Taf						
Aberdare	Principal Town	223	15%	219	No data available	No data available
Ferndale	Key Settlement	46	13.0%	47	No data available	No data available
Mountain Ash	Key Settlement	91	14.9%	91	No data available	No data available
Treorchy	Key Settlement	120	6.1%	119	No data available	No data available

In terms of reducing the vacancy rate in Ebbw Vale from a base level of 11.5% the target has not been achieved (-1%).
In terms of reducing the vacancy rate in Abertillery from a base level of 20% the target has been achieved (-5%).
In terms of reducing the vacancy rate in Brynmawr from a base level of 11.6% the target has been achieved (+1%).
In terms of reducing the vacancy rate in Tredegar from a base level of 12.4% the target has not been achieved (+10%).
In terms of reducing the vacancy rate in Blaina from a base level of 25% the target has not been achieved (+2%).

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

Performance:	**R**

Action

- A Joint Local Development Plan is being prepared which will review this issue.

Monitoring Table: SP4 (a)

POLICY SP4	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Delivering Quality Housing	2 & 3	DM1, DM2, DM3, DM7, DM8, DM9 & DM12 MU1, MU2, MU3, H1, & HC1
MONITORING AIM:SP4 (a)	**To secure construction of 3,500 net additional dwellings by 2021 and halt population decline**	
MONITORING INDICATOR :	**MONITORING TARGET:**	
	Outcome by End of 2016	**Outcome by End of Plan (2021)**
Net number of additional affordable and general market dwellings built per annum	Completion of 1,900 homes	Completion of 3,500 homes
Population level of Blaenau Gwent	Increase population to 69,968	Increase population to 70,849
Percentage of vacant properties	Decrease vacancy rate of residential properties to 4.5%	Decrease vacancy rate of residential properties to 4%

ANALYSIS OF RESULTS:

To stem out-migration and attract people to the area, Policy SP4 makes provision for the delivery of 3,500 new dwellings and aims to increase the population of the Borough to 70,894 by 2021. The monitoring targets set to measure success are the completion of homes and population levels. This is also an indicator that measures the vacancy rate of residential properties as the Plan relies on reducing vacancy rates to meet its overall housing requirement figure.

Net number of additional affordable and general market dwellings built

Year	Net number of additional affordable and general market dwellings built
2006 – 2013	807
2013-2014	81
2014 – 2015	49
2015-2016	147
2016-2017	87
2017-2018	40
2018-2019	75
2019-2020	101
2020-2021	132
2021 - 2022	124
2022 - 2023	113
2023 - 2024	81
2024 - 2025	113
2025 – 2026	124
Total to date	**2,074**

The above table identifies that **2,074** homes have been built to date which is less than the Plan requirement of 3,500 by 2021.

In terms of small site completions, 2025-2026 saw the level of completions increase to 25 which is the largest number of small site completions since 2019.

In terms of the net number of additional affordable and general market dwellings built and the outcome requirement for 3,500 by 2021 at 2,074 the LDP is behind target and has failed to meet

the 2021 outcome requirement. It is 41% below the requirement of 3,500 which is above the trigger of 30%.

Population level of Blaenau Gwent

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

Year	2006	2007	2008	2009	2010	2011	2012	2013
Population	69,610	69,685	69,820	69,850	69,798	69,812	69,822	69,789
Year	2014	2015	2016	2017	2018	2019	2020	2021
Population	69,674	69,554	69,628	69,609	69,700	69,862	70,020	66,900

Stats Wales

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

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

Percentage of Vacant Properties

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

Year	2001	2011	2021
Vacancy Rate	5.7%	4.8%	7.7%

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

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

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

PERFORMANCE:	**R**

ACTIONS:

- A Joint Local Development Plan is being prepared which will review this issue.

Monitoring Table: SP4 (b)

POLICY SP4	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Delivering Quality Housing	2 & 3	DM1, DM2, DM3, DM7, DM8, DM9 & DM12 MU1, MU2, MU3, H1, & HC1
MONITORING AIM: SP4 (b)	**To ensure the delivery of 1,000 affordable dwellings, 335 of which through planning obligations**	
MONITORING INDICATOR :	**MONITORING TARGET:**	
	Outcome by End of 2016	**Outcome by End of Plan (2021)**
Number of net additional affordable dwellings built per annum	224 affordable dwellings through S106 agreements	335 affordable dwellings through S106 agreements
	ANNUAL MONITORING TARGET:	
Change in viability	Change in sales value per sq m	
	A change that would impact on viability of development - building regulations and code for sustainable homes	

ANALYSIS OF RESULTS:

The second part of Policy SP4 is to ensure that local housing need is met and sustainable linked communities are created. The monitoring targets set to monitor its success are the number of net additional affordable dwellings built per annum and a change that would impact on viability of development.

Number of net additional affordable dwellings built per annum

Part of delivering quality housing is ensuring that local housing need is met. This involves the delivery of a mix of tenure including social rented, intermediate rent and low-cost homes. Overall, the Plan aims to deliver 1,000 affordable properties by 2021.

Year	Number of net additional affordable dwellings Completed
2006- 2013	317
2013-2014	41
2014-2015	7
2015-2016	63
2016-2017	48
2017-2018	0
2018-2019	31
2019-2020	0
2020-2021	72
2021-2022	27
2022 - 2023	0
2023-2024	14
2024 - 2025	23
2025 - 2026	49
Total	**676**

In the Plan period, 676 affordable dwellings have been delivered therefore the 2021 target of 1,000 has not been met.

In terms of the number of net additional affordable houses built per annum and the requirement for 1,000 by the end of the Plan period, with a figure of 676 the 2021 requirement figure has not been met.

Number of net additional affordable dwellings delivered through S106

Development	No of units secured through S106 Agreements
Peacehaven, Tredegar	4 and £80,000 financial contribution
Northgate, The Works	5 Plus financial contribution of £83,539
Carn y Cefn Ebbw Vale	6 and £783,354 financial contribution
Total	**15**

Of the 1,000 total affordable properties, 335 were to be secured through S106 Agreements by 2021 through open market housing led developments. To date only 15 units have been delivered through S106 agreements without the aid of Social Housing Grant.

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

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

The total figure of 83 falls well short of the target of 335 affordable houses from S106 development by 2021. This reflects the lack of confidence in the private sector housing market in Blaenau Gwent and wider problems in the housing market.

In terms of the number of net additional affordable houses delivered through S106 per annum and the outcome requirement for 335 by 2021, having only delivered 15 and secured a total of 66 units the Plan has failed to meet the 2021 requirement. It also breaks the trigger of being below 20% of the 335 targets for 2021.

Change in viability

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

Year	Source	Sales values per sq m
2010	Affordable Housing Viability Assessment	£1,700
2014	Based on an assessment of Peacehaven, Tredegar	£1,377
2015	CIL Report	£1,500 - £1,700
2016	Based on an assessment of Peacehaven, Tredegar	£1,548
2017	Based on an assessment of Peacehaven, Tredegar	£1,679
2018	Based on an assessment of Peacehaven, Tredegar	£1,787
2023	Viability Assessment for Ashvale site, Tredegar	£1,760 - £1,993
2025	Draft RLDP Viability Assessment	£2,250 - £3,000
2026	Draft RLDP Viability Assessment	£2,250 - £3,000

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

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

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

Other sources of information are available from the Land Registry. The year has seen an increase in house price sales values. Average house prices have increased from £106,453 in April 2021 to £142,421 in April 2026 an increase of £35,968 or 33.79% (Source: Land Registry). Average property

sale prices in November 2012 when the LDP was Adopted were £67,464, meaning an increase of property prices of £74,957 or 111% when compared to April 2026 (Source: Land Registry).

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

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

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

The monitoring aim to deliver 1,000 affordable dwellings, 335 of which through planning obligations is not being achieved at the anticipated levels.

PERFORMANCE:	**R**

ACTIONS:

- The Council is preparing a Joint LDP which will need to consider this issue.
- A Viability Assessment is being prepared to support the Joint Local Development Plan.

Monitoring Table: SP5 (a)

POLICY SP5	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Spatial Distribution of Housing	3	MU1, MU2, MU3, H1, & HC1
MONITORING AIM: SP5 (a)	**To ensure the delivery of housing in accordance with the strategy**	
MONITORING INDICATOR:	**ANNUAL MONITORING TARGET:**	
The annual level of housing completions monitored against the Average Annual Requirement (AAR)	Under delivery of annual completions on two consecutive years	
Total cumulative completions monitored against the cumulative requirement (Cumulative AAR)	Under delivery of completions on two consecutive years	
Land available for Gypsy and Traveller units	Land Available - loss of land to other uses	

ANALYSIS OF RESULTS:

In March 2020, Welsh Government announced changes to the way in which housing delivery is monitored. The changes to PPW remove the five-year housing land supply policy and replace it with a housing trajectory as the basis for monitoring the delivery of development plan's housing requirement in Annual Monitoring Reports.

To ensure the delivery of housing in accordance with the strategy, the AMR monitors the annual level of housing completions against the average annual requirement and cumulative completions against the cumulative housing requirement.

In accordance with the Development Plans Manual (March 2020), a housing trajectory has been prepared and updated in consultation with the Housing Stakeholder Group. For LPAs who adopted their LDPs prior to the publication of the Development Plans Manual the Average Annual Requirement (AAR) method is required to be used as the primary indicator to measure housing delivery. The Average Annual Requirement for the adopted LDP equates to 233 dwellings per annum, the LDP requirement of 3,500 dwellings divided by the 15-year Plan period. This is the figure against which LDP housing delivery will now be monitored. Two new indicators have been included in this AMR, which replace the previous indicator which measured the five-year housing land supply.

The first of these indicators measures the annual level of housing completions (Annual Completion Rate or ACR) monitored against the Average Annual Rate (AAR). The DPM states that this must be presented clearly in the AMR both in numerical and percentage terms (plus/minus x %) and that the trigger for further investigation should be under delivery of annual completions on two consecutive years. In this respect, the Adopted LDP is now beyond the 2006-2021 plan period and preparation of the Replacement LDP is underway. However, annual completions data for subsequent years has been added to the table below for monitoring purposes.

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
AAR	233	233	233	233	233	233	233	233	233	233	233	233	233	233	233
ACR	73	102	150	115	72	213	82	81	49	147	87	40	75	101	132
No.	-160	-131	-83	-118	-161	-20	-151	-152	-184	-86	-146	-193	-158	-132	-101
%	-68	-56	-36	-51	-69	-9	-65	-65	-78	-40	-63	-83	-68	-57	-43

Year	2022	2023	2024	2025	2026
AAR	233	233	233	233	233
ACR	124	113	81	113	124

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

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

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

The second of these indicators measures the total cumulative completions monitored against the cumulative requirement (Cumulative AAR). The DPM states that this must be presented clearly in the AMR both in numerical and percentage terms (plus/minus x %) and that the trigger for further investigation should be under delivery of completions on two consecutive years.
The adopted LDP is now beyond the 2006 – 2021 plan period and this AMR covers the monitoring period from 1st April 2025 to 31st March 2026. The cumulative completions in 2021 were 57% less than the adopted LDP housing requirement (i.e. 43% of the housing requirement had been delivered by 2021). At 31st March 2026 this stood at 41% less than the adopted LDP housing requirement for 2021 (i.e. 59% of the adopted LDP housing requirement had been delivered as at 31st March 2026).

Year	**'07**	**'08**	**'09**	**'10**	**'11**	**'12**	**'13**	**'14**	**'15**	**'16**	**'17**	**'18**	**'19**	**'20**	**'21**
CAAR	233	466	699	932	1,165	1.398	1.631	1,864	2,097	2,330	2,563	2,796	3,029	3,262	3,500
CACR	73	175	325	440	512	725	807	888	937	1,084	1,171	1,211	1,286	1,387	1,519
No.	-160	-291	-374	-492	-653	-673	-824	-976	-1160	-1246	-1392	-1585	-1743	-1875	-1981
%	**-69**	**-62**	**-53**	**-53**	**-56**	**-48**	**-51**	**-52**	**-55**	**-53**	**-54**	**-62**	**-57**	**-57**	**-57**

Year	**'22**	**'23**	**'24**	**'25**	**'26**
CAAR	3,500	3,500	3,500	3,500	3,500
CACR	1,643	1,756	1,837	1,950	2,074
No.	- 1857	- 1744	-1,663	-1,550	-1426
%	**-53**	**-50**	**-48**	**-44**	**-41**

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

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

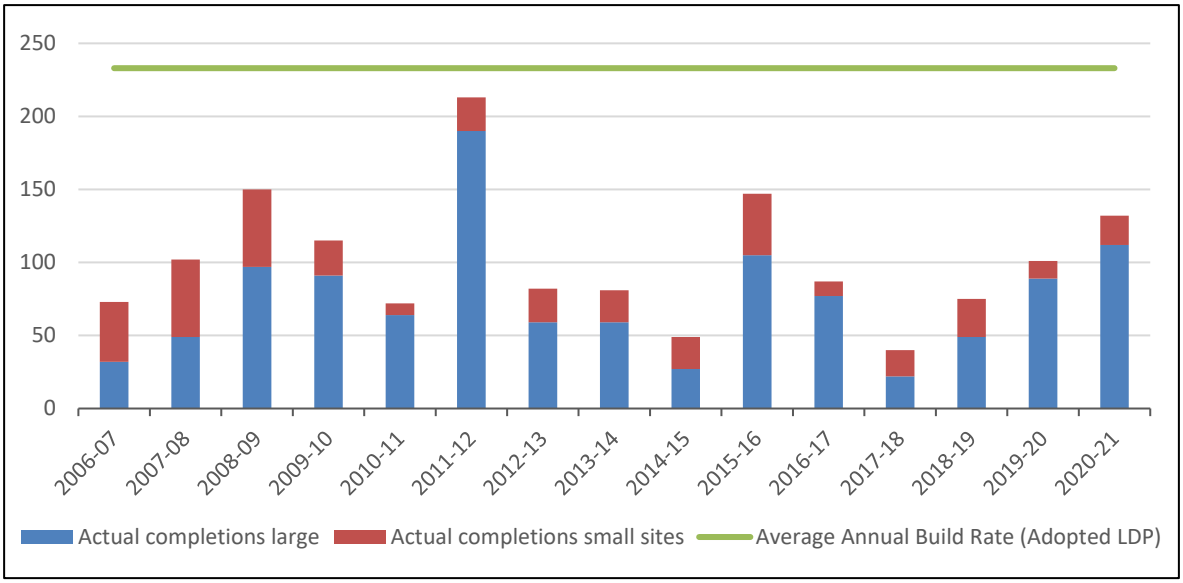
Annual Completions Compared against the AAR

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

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

	16	**17**	**18**	**19**	**20**
Year	**2021-22**	**2022-23**	**2023-24**	**2024-25**	**2025-26**
Actual recorded completion on large sites during year	103	98	65	105	99
Actual recorded completion on small sites during year	21	15	16	8	25
Anticipated completions on allocated sites during year					
Anticipated landbank completions during year					
Anticipated completions large windfall during year					
Anticipated completions small windfall during year					
Total actual completions during year	124	113	81	113	124
Total projected cumulative completions	3,500	3,500	3,500	3,500	3,500

Adopted LDP Housing Development Trajectory



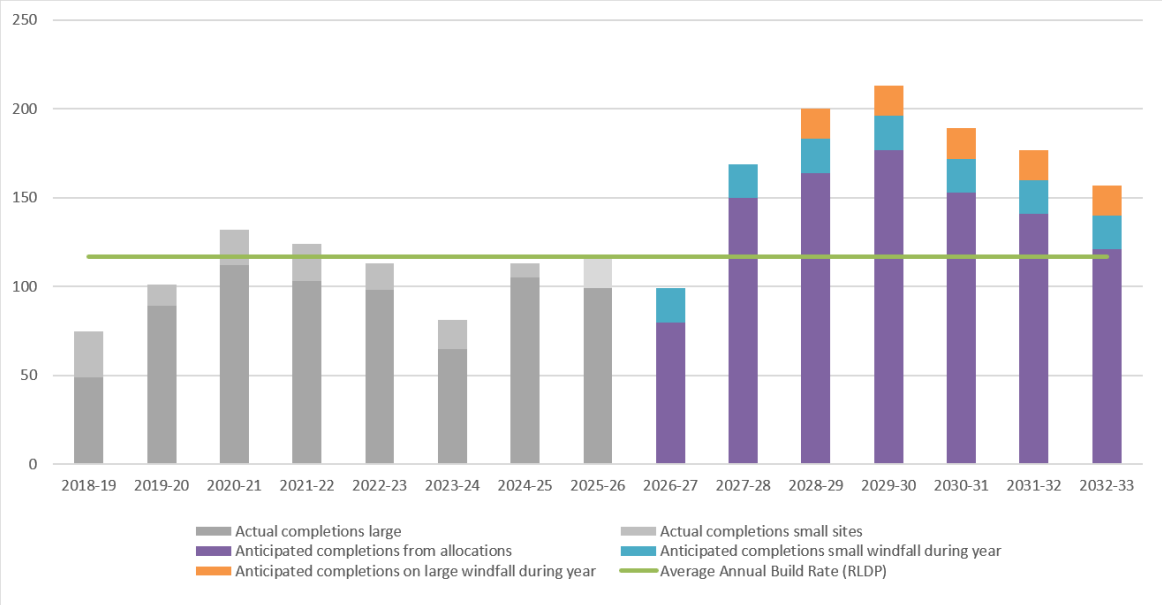
Emerging Replacement Local Development Plan

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

Annual Completions Compared against the AAR

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Year	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
Actual completion on large sites	49	89	112	103	98	65	105	99							
Actual completion on small sites	26	12	20	21	15	16	8	25							
Anticipated completions on allocated sites during year															
Anticipated landbank completions during year									62	109	48	48	14		
Anticipated completions large windfall during year									18	18	18	18	18		
Anticipated completions small windfall during year									20	20	20	20	20		
Total Actual Completions (E+F+G+H+I+J)	75	101	132	124	113	81	113	124							
Total Anticipated completions									100	147	86	86	52		
Total LDP Housing Requirement	117	117	117	117	117	117	117	117	117	117	117	117	117	117	117

Emerging Replacement Local Devleopment Plan Trajectory – 2018-2029



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

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

Land Available for Gypsy and Traveller units (GT1)

As part of the aim of policy SP4 to meet local housing needs a site was included in the Plan to accommodate unmet gypsy and traveller needs. The trigger point is the loss of the proposed site to other uses. The land is currently vacant and thus the trigger has not been broken. Although, a planning application has been approved for the development of 4 new pitches, the need to improve the existing facility as a whole means the land for the provision of new pitches is not currently available.

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

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

PERFORMANCE:	**R**

ACTIONS:

- A Joint Local Development Plan is being prepared and will include a new housing trajectory
- An updated Gypsy & Traveller Assessment will support the Joint Local Development Plan.

Monitoring Table: SP5 (b)

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

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

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

Area	Houses Delivered from April 2006 to April 2021	% April 2021	Houses Delivered from April 2006 to April 2026	% April 2026	Expected Outcome by 2016	Expected Outcome by 2021
Ebbw Vale	653	43%	1090	53%	55%	60%
Tredegar	457	30%	525	25%	25%	20%
Upper Ebbw Fach	282	19%	315	15%	10%	15%
Lower Ebbw Fach	127	8%	144	7%	10%	5%
Total	**1,579**		**2,074**			

Although Ebbw Vale has underperformed against the expected outcome of 60% by 2021, the situation continues to improve at 73% (2025-2026). This has been due to development in Ebbw Vale Northern Corridor (MU1) with work having been completed on Bryn Serth Road and ongoing development at College Road. The Northgate site on The Works (MU2) has also been completed.

In terms of the percentage of housing developments delivered in the Ebbw Vale hub area and the outcome requirement for 60% by 2021 the Plan, at 53%, is below the 2021 target.

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

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

In terms of the percentage of housing developments delivered in the Lower Ebbw Fach hub area and the outcome requirement for 5% by 2021 the Plan, at 7%, is below the 2021 target.

The monitoring aim to ensure the delivery of housing in accordance with the strategy and to increase build rates over the plan period has not been achieved.

PERFORMANCE:	R
ACTIONS:	
The Council is preparing a Joint LDP which will need to consider this issue.	

Monitoring Table: SP6

POLICY SP6	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Ensuring Accessibility	4	DM1 T1, T2, T3, T4, T5 & T6
MONITORING AIM :	**To ensure improved connectivity within Blaenau Gwent and with the wider area**	
MONITORING INDICATOR :	**MONITORING TARGET :**	
	Outcome by End of 2016	**Outcome by End of Plan (2021)**
Number of highway and public transport schemes implemented	Transport projects 13 projects delivered	Transport projects 26 projects delivered

ANALYSIS OF RESULTS:

Policy SP6 is aimed at ensuring accessibility, the monitoring aim is to ensure that connectivity within Blaenau Gwent is improved. This is to be measured through the delivery of schemes identified in the Plan.

Number of highway and public transport schemes implemented

Highway and public transport schemes implemented	
Cycle Routes	
T1.1	HoV Route linking 9 Arches Tredegar to Brynmawr
T1.3	HoV to Ebbw Vale and Cwm
T1.4	Cwm to Aberbeeg
T1.8	Brynmawr to Blaenavon
T1.9	Extension to Ebbw Fach Trail from Abertillery to Aberbeeg and completion of missing section through Blaina
Rail Network and Station Improvements	
T2.1	Extension of rail link from Ebbw Vale Parkway to Ebbw Vale Town
T2.2	Provision of new station and bus interchange at Ebbw Vale
Improvement to Bus Services	
T4.2	Bus Interchange improvement at Brynmawr
T4.3	Bus interchange improvement at Ebbw Vale
New Roads to Facilitate Development	
T5.1	Construction of the Peripheral Distributor Road through 'The Works'
T5.2	Online improvements between the Peripheral Distributor Road and the A465
Regeneration Led Highway Schemes	
T6.1	Dualling of the Heads of the Valleys Road (Phase 3 complete and Phase 2 underway)

No further schemes have been completed. At 12 schemes completed the Plan is 14 schemes short of the outcome of 26 by 2021. Further information regarding proposals and planning permission for these sites are contained in Appendix 1 – Status of Allocations.

In terms of the number of transport schemes implemented and the outcome for 26 by 2021 the Plan, with 12 schemes completed has failed to meet the 2021 target.

The monitoring aim to ensure improved connectivity within Blaenau Gwent and with the wider area has not been met.

PERFORMANCE:	R

ACTIONS:

- The Council is preparing a Joint LDP which will need to consider this issue.

Monitoring Table: SP7 (a)

POLICY SP7	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Climate Change	6	DM1, DM2 & DM4
MONITORING AIM: SP7 (a)	**To ensure that more of the County Borough's electricity and heat requirements are generated by renewable and low zero carbon energy**	
MONITORING INDICATOR:	**MONITORING TARGET:**	
Progress on the adoption of an Energy Opportunities Plan	**Outcome by End of 2016**	**Outcome by End of Plan (2021)**
	The Energy Opportunities Plan will be adopted by the Council	
The capacity of renewable energy developments installed per annum	**ANNUAL MONITORING TARGET:**	
	All major applications provide evidence of consideration to the generation of renewable energy	

ANALYSIS OF RESULTS:

Policy SP7 seeks to address the causes of climate change. As part of this, the Policy aims to ensure that more of the County Borough's electricity and heat requirements are generated by renewable and low zero carbon energy.

Energy Opportunities Plan

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

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

In terms of the adoption of the Energy Opportunities Plan, the target has been achieved.

The capacity of renewable energy developments installed per annum

Scheme	Location	Capacity
2013-2014		
Wind Turbine	Unit 15 Rassau Industrial Estate	0.75 MW
Wind Turbine	Penrhiwgwaith Farm, Hollybush	0.5 MW
2014 – 2015		
Wind Turbine	Unit 29 Tafarnaubach Industrial Estate	0.5 MW
2016-2017		
Photovoltaic solar park comprising of 53,955	Hafod y Dafal Farm, Abertillery	Partially installed – approximately 73% installed

photovoltaic solar panels over 28.6 ha		(15.3 ha) which equates to 10 MW
Roof and ground mounted photovoltaic panels	Unit 15 Rassau Industrial Estate, Ebbw Vale	0.25 MW
Erection of a single turbine and associated transformer enclosure	Former Techboard Site, Rassau Industrial Estate, Rassau	0.5 MW
2 wind turbines	Eurocaps Ltd Crown Business Park, Tredegar	0.5 MW
2017-2018		
Two wind turbines	Coed y Gilfach, Six Bells, Abertillery	0.5 MW
2018-2019		
No renewable energy developments installed		
2019-2021		
Installation of roof mounted photovoltaic solar panels	3 Business units Land north of Regain Building, Mill Lane, Victoria, Ebbw Vale	1 MW
Solar panels on roof space	Site north of Lime Avenue, The Works, Ebbw Vale	1 MW
2021-2022		
Ground mounted PV solar panels	Land adjacent to Unit 10 Roseheyworth Business Park	0.04
2022-2023		
No renewable energy developments installed		
2023-2024		
285 large photovoltaic panels (57kw)and will also be connected to an existing 225kw wind turbine	Extension of existing production and warehouse facilities. Eurocaps, Crown Business Park, Tredegar	0.057
Solar photovoltaic panels rooftop Installation	Unit 7-8 Tafarnaubach Industrial Estate	0.85
Wind turbine	Unit 19 Rassau Industrial Estate	0.9
Installation of photovoltaic panels to roof of clubhouse	Bedwellty park bowls club, lower salisbury street	0.3
2024-2025		
Installation of roof mounted solar panels	Little Theatre Upper Coronation Street, Tredegar,	0.4
Installation of Solar Panels on the roof of a single storey storage building	Sixbells Bowls Club Ltd, Sixbells Bowls Club Llwynon Road, Six Bells	0.4
2025 - 2026		
No renewable energy developments installed		
	Total (2013-2026)	**77.447 MW**

Capacity of low carbon energy developments installed per annum

Scheme	Location	Capacity
2013-2014		
Combined heat and power	The Works Energy Centre	0.39 MW

2014-2015		
Biomass Boiler	The Works Energy Centre	2.4 MW
2015-2016		
No low carbon energy developments installed		
2016-2017		
No low carbon energy developments installed		
2017-2018		
No low carbon energy developments installed		
2018-2019		
No low carbon energy developments installed		
2019-2021		
Connection to Combined heat power district heating. Ground/water/air heat pump	3 Business units Land north of Regain Building, Mill Lane, Victoria, Ebbw Vale	2 MW
2021-2022		
Biomass boiler	Unit 28 Tafarnaubach Industrial Estate, Tredegar	0.8 MW
2022-2023		
No low carbon energy developments installed		
2023-2024		
Proposed wood chipper, biomass boiler (with flue) and storage silo together with 4no. chimney exhaust stack	Unit 21 Advanced Mould Ltd - Rassau Ind Est -	0.3
2024-2025		
No low carbon energy developments installed		
2025 - 2026		
No low carbon energy developments installed		
	Total (2013-2025)	**5.89 MW**

0 MW of renewable / low carbon energy has been installed in 2025-2026.

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

Policy DM4 defines major applications as 100 or more flats or homes and/or provision of 1,000 sq m and over of floorspace. In 2022-23, the following major schemes have been approved:

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

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

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

2022-2023			
Unit 19-20 Rising Sun Industrial Estate	Erection of a new detached storage building	1,119 sq m	Development seeks to minimise energy use through good daylight and insulation levels, robust air-tight construction details and by providing a layout that promotes ease of vehicular and pedestrian movement and sustainable drainage. Whilst the applicant has considered the potential for a range of low and zero carbon technologies that could be incorporated into the design of the building, they have chosen to proceed with a fabric first approach with minimal renewable technology being required to satisfy the requirements of Part L and BREEAM.
Unit 33A Rassau Industrial Estate 2022/100	Erection of building for B1/B2/B8 use to provide six units	1,705 sq m	The development seeks to attain a BREEAM 'Very Good or Excellent' rating by minimising energy use through good daylight and insulation levels, robust air-tight construction details, providing a layout that promotes ease of vehicular and pedestrian movement and sustainable drainage. Whilst the applicant has considered the potential for a range of low and zero carbon technologies that could be incorporated into the design of the building, they have chosen to proceed with a fabric first approach with minimal renewable technology being required to satisfy the requirements of Part L and BREEAM.
Chartist Way, Tredegar	New Welsh Medium Primary School	1,978 sq m	Welsh Government funding requirements are that the building achieves BREEAM 'Very Good' with 'Excellent' for Energy Credits (ENE01) accreditation.

2023-2024			
Unit 21 Rising Sun Industrial Estate	The erection of a manufacturing building which extends at the rear of the existing main building and wraps around the building to increase manufacturing footprint, upper-level storage facility with goods in/out yard space and subsequent perimeter landscaping with additional car parking	6,800 sq m	An energy statement has been submitted in support of the application. The development includes solar panels on the roof.
Unit 2 and 3A Lakeside Retail Park	Installation of a mezzanine floor	1,425 sq m	It is not clear if consideration has been given to renewable energy from the planning application documents.
Land at Rassau Industrial Estate system and associated	Proposed erection of an 8 MW battery energy storage infrastructure, EV charging station, solar PV and offices, associated parking, palisade fencing/gate, CCTV columns & lighting columns	3,700 sq m	The proposal includes solar PV and an electric charging station.
2024-2025			
M & J Europe, Unit 28 Tafarnaubach Industrial Estate Access Road Units 22 Training Centre, Tafarnaubach, Tredegar,	Proposed new industrial unit	2,380 sq m	It is considered that opportunities have been taken to reduce energy demand and consumption and incorporate low carbon technologies into the design of the proposal.
2025-26			
Rhyd Y Blew Road, Ebbw Vale	Erection of 1no. retail unit (Class A1)	3,045sqm	Building Regulations legislation seek to reduce carbon emissions through build design.
Crown Avenue, Dukestown, Tredegar	Proposed industrial units (B2 use)	1,886sqm	Development seeks to attain a BREEAM 'Very Good or Excellent' rating by minimising energy use through good daylight and insulation levels
Trefil Tredegar	Extension to Quarry	220,000sqm	Due to the nature of the development, consideration to renewable energy is not relevant.

Land On Crown Business Park	Proposed formation of enclosed storage compound areas on industrial land	1,992sqm	Due to the nature of the development, consideration to renewable energy is not relevant.

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

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

PERFORMANCE:	**G**

Monitoring Table: SP7 (b)

POLICY SP7	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Climate Change	6	DM1, DM2 & DM
MONITORING AIM : SP7 (b)	**To ensure the efficient use of land**	
MONITORING INDICATOR:	**ANNUAL MONITORING TARGET:**	
Average density of housing development permitted on allocated sites	100% of mixed-use sites to deliver 35 units and over per hectare	
Amount of development including housing, permitted on allocated sites in the development plan as a % of development plan allocations and as a % of total development permitted (ha and units)	70% of all development to be on allocated sites	
Amount of new development permitted on previously developed land (brownfield redevelopment and conversions) expressed as a percentage of all development permitted	80% of new development to be on brownfield land	
MONITORING INDICATOR:	**MONITORING TARGET :**	
	Outcome by End of 2016	**Outcome by End of Plan (2021)**
The number of land reclamation schemes completed per annum	Land Reclamation Schemes – 2 delivered	Land Reclamation Schemes – 2 delivered

ANALYSIS OF RESULTS:

The aim of this policy is to ensure the efficient use of land; this is being monitored through ensuring that the average density set in the Plan is being achieved particularly on the large mixed-use sites. Also ensuring that development is taking place on allocated land and brownfield land.

Average Density of Housing Development permitted on allocated sites

Year	Average Density
2013-2014	31.07
2014-2015	47
2015-2016	19
2016-2017	37.8
2017-2018	35.7
2018-2019	33
2019-2020	32
2020-2021	30
2021-2022	29
2022 - 2023	27
2023 - 2024	22
2024 - 2025	No planning application received for housing development on an allocated site in monitoring year

2025 - 2026	No planning application received for housing development on an allocated site in monitoring year

In terms of the average density of housing development permitted on allocated sites the average density this year and the previous three years are below the 35 Plan average.

100% of Mixed-use sites to deliver 35 units and over

Year	Average Density
2013-2014	N/A
2014-2015	42
2015-2016	N/A
2016-2017	N/A
2017-2018	N/A
2018-2019	27
2019-2020	32
2020-2021	29
2021-2022	29
2022-2023	27
2023 - 2024	22
2024 - 2025	No planning application received for residential development on a mixed use site in monitoring year
2025 - 2026	No planning application received for residential development on a mixed use site in monitoring year

In terms of the average density of housing development permitted on allocated sites and the requirement for 100% of mixed-use schemes to be over 35, no planning applications have been received for the current year therefore the monitoring target has not been met.

Development on Allocated Sites

Percentage of allocated sites with permission

Year	Size (Ha) of development permitted on allocated land	% of all allocated land (379.75 ha)
2006-2013	139.09	36.6%
2013-2014	1.13	0.2%
2014-2015	21.48	5.6%
2015-2016	9.18	2.4%
2016-2017	3.97	1%
2017-2018	10.53	2.7%
2018-2019	13.98	4%
2019-2020	26.04	6.8%
2020-2021	5.44	1.43%
2021-2022	5.88	1.54%
2021-2023	5.1	1.34%
2023 - 2024	3.91	1.02%
2024 - 2025	0.23	0.06%
2025 - 2026	27.52	7.24%
Total to date	**273.48**	**71.93%**

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

In terms of the percentage of allocated sites with permissions, we have reached 71.93%, however we are now at the end of the Plan period. The figure of 7.24% for the current year surpasses what is required (6.6%) on an annual basis and the highest percentage of development on allocated sites since 2020.

In terms of the percentage of allocated sites with permission the figure of 71.93% surpasses what was expected by 2021.

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

Year	Size (Ha) on allocated land	Size (Ha) of Total Development permitted	% of allocated as a % of total development permitted
2006-2013	139.09	177.46	78%
2013-2014	1.13	241.42	0.4%
2014-2015	21.48	26.52	81%
2015-2016	9.18	19.32	48%
2016-2017	3.97	14.36	27%
2017-2018	10.53	18.33	57%
2018-2019	13.98	20.26	69%
2019-2020	26.04	35.16	74%
2020-2021	5.46	7.06	77%
2021-2022	5.88	11.78	50%
2022-2023	5.1	8.35	61%
2023 - 2024	3.92	14.41	27%
2024 - 2025	0.23	5.41	4%
2025 – 2026	27.52	30.61	90%
Total to date	**273.48**	**630.45**	**43%**

This year 90% of all developments were on allocated sites, which is the highest since the start of the plan.

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 90% this year is above target. In terms of total figures, the figure is higher due to the permission granted for the Trefil Quarry extension (M4.1).

New Development on Brownfield land

Year	Size (Ha) on brownfield	Size (Ha) of Total Development permitted	% on brownfield land
2006-2013	136.341	177.461	76.8%
2013-2014	5.42	241.42	2.2%
2014-2015	22.41	26.52	84%
2015-2016	14.38	19.32	74%
2016-2017	13.3	14.36	93%
2017-2018	15.69	18.33	86%
2018-2019	17.68	20.26	87%
2019-2020	32.78	35.16	93%
2020-2021	5.297	7.057	75%
2021-2022	11.06	11.78	94%

2022-2023	6.57	8.35	78%
2023 - 2024	10.49	14.41	72%
2024 - 2025	2.85	5.41	53%
2025 - 2026	3.48	30.61	12%

This year 11% of new development permitted was on brownfield land.

In terms of the amount of new development permitted on previously developed land (brownfield redevelopment and conversions) expressed as a percentage of all development permitted and the requirement for 80%, the Plan with a figure of 11%, is behind target this year.

Land Reclamation Schemes

The LDP identifies four land reclamation schemes; two of which are to be delivered in the second phase of the plan by 2016; and two in the third phase of the plan by 2021. The Plan has failed to meet the 2021 outcome.

The LDP identifies a land reclamation scheme at Llanhilleth Pit Heads Baths in the Southern Strategy Area to be delivered by 2016. The site now has full planning permission for development which consists of **a** demolition of former pit head baths building and the creation of a public open space.

This policy allocation will need to be re-examined through the review of the Plan.

In terms of the number of land reclamation schemes completed per annum and the outcome for 2 schemes to be completed by 2016 and a further 2 by 2021 the Plan, having completed none, the plan has failed to meet both the 2016 and 2021 outcome.

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

PERFORMANCE:	**R**
ACTIONS:	

- The Council is preparing a Joint LDP which will need to consider this issue.

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.

Amount of development (by TAN15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests

Year	No. of Developments
Nov 2012 -31st March 2026	2
2013 – 2014	1
2014 – 2015	1
2015-2016	1
2016-2017	0
2017-2018	0
2018-2019	1
2019-2020	1
2020-2021	3
2021-2022	0
2022-2023	0
2023 - 2024	0
2024 - 2025	0
Total	**10**

On March 31, 2025, the Welsh Government published Technical Advice Note 15: Development, Flooding and Coastal Erosion. The policy has changed and no longer refers to Flood zone C1 and C2, therefore this indicator can no longer be measured.

However, we can measure the number of developments permitted in flood zone 2 and 3.
Flood Zone 2(medium risk): Development is allowed if you use a site-specific **Flood Risk Assessment** and proper safety designs.
Flood Zone 3(high risk): Development needs strong proof that benefits outweigh the risks. It must pass strict planning tests like the Sequential Test and Exception Test.

Amount of Development Permitted in Flood Zones 2 and 3

Year	Flood Zone 2	Flood Zone 3	Total for current year
2025 - 2026	**0**	**0**	**0**
Total			**0**

I

In 2025 - 2026 no developments were permitted in flood zones 2 and 3.

No permissions for highly vulnerable or emergency services development within flood zone C2
Due to the change described above, this indicator can no longer be monitored.

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
Due to the change described above, this indicator can no longer be monitored.

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

PERFORMANCE:	**G**

Monitoring Table: SP8 (a)

POLICY SP8	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Sustainable Economic Growth	8 & 9	DM1, DM2, DM3 & DM10 MU1, MU2, EMP1, EMP2, ED2 & TM1
MONITORING AIM: SP8(a)	**To ensure sufficient employment land is provided to increase employment activity**	
MONITORING INDICATOR:	**MONITORING TARGET:**	
	Outcome by End of 2016	**Outcome by End of Plan (2021)**
Net Employment Land	Employment land – 23.8 ha delivered	Employment land – 26.2 ha delivered
Employment rate for Blaenau Gwent	Increase employment rate from 59.2% (2009) to 66.05% (2016) tracked against Merthyr Tydfil	Increase employment rate from 59.2% (2009) to 72.9% (2021) tracked against Merthyr Tydfil
Percentage of economic activity wanting a job	Reduce percentage of economic inactive wanting a job from 25.2%% (2009) to 23.95% (2016) tracked against Merthyr Tydfil	Reduce percentage of economic inactive wanting a job from 25.2% (2009) to 22.7% (2021) tracked against Merthyr Tydfil

ANALYSIS OF RESULTS:

To meet economic and employment development needs and ensure that Blaenau Gwent achieves its economic potential, Policy SP8 allocates 50 hectares of land for employment use. The monitoring targets set to measure success are the development of employment land, employment and economic inactivity levels.

Employment Land

Allocated Employment Land

By the end of 2016, it was expected that 23.8 ha employment land would be delivered and a further 26.2 ha by the end of the plan period (2021).

Location	Proposal	Site Area (Ha)	Status
2009-2016			
MU2 The Works, Ebbw Vale	500 sq m of office space	0.18	Complete
2016-17			
EMP1.6 Land at Waun y Pound Industrial Estate	Vehicle security park and storage container facility, provides 460 sq m of B2 floorspace	0.7	Complete
2017-18			
EMP1.6 Land at Waun y Pound Industrial Estate	B2 industrial unit with associated offices and external area provides 558 sq m of B2 floorspace	0.2	Complete
2018-19			
MU1 Rhyd y Blew, Bryn Serth Road	4,955 sq m of B1, B2 or B8 uses	2.87	Complete 2022-23

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

During 2025-26, 0 ha of employment development was delivered on allocated sites. In total, 6.22 ha has been delivered on allocated employment sites which falls well short of the 50 ha outcome requirement by the end of the plan period therefore the target has not been met.

Non-Allocated Employment Land

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

Planning permission has been granted on EMP2 employment areas for extensions and new units. In 2025-26, 3,428sq m of this floorspace has been delivered. At the end of March 2026, there was extant planning permission for 19,701 sq m of floorspace for B1, B2 and B8 uses.

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

Employment Rate

All People – Economically Active – In Employment

Year	Blaenau Gwent Nomis Data July 2021	Merthyr Tydfil Nomis Data July 2021)	Wales Nomis Data – July 2021)
2008 – 2009	62.4%	66.2%	68.7%
2009 – 2010	58.4%	62.6%	66.7%
2010 – 2011	61.1%	65.3%	66.5%
2011 – 2012	57.7%	59.0%	66.8%
2012 – 2013	59.4%	64.9%	67.3%
2013 – 2014	61.7%	63.6%	68.9%
2014 – 2015	65.5%	68.7%	69.5%
2015 – 2016	65.0%	65.9%	70.3%
2017 – 2018	64.7%	68.8%	72.4%
2018 – 2019	70.9%	72.6%	76.7%
2019-2020	69.9%	71.2%	76.4%
2020-2021	71.0%	64.6%	72.8%
2021-2022	71.1%*	69.2%*	73.1%*
2022-2023	72.7%	71.8%	75.5%
2023-2024	75.4%	74.4%	76.2%
2024-2025	70.8%	73.2%	76.1%
2025-2026	65.7	73.7	75.5

Source: Nomis

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

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

Economically Inactive – Wants a Job

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

2015 -2016	27.7%	27.8%	26.5%
2016 – 2017	23.9%	26.5%	23.8%
2017-2018	21.2%	16.9%	21.7%
2018-2019	25.6%	18.8%	21.3%
2019-2020	16.8%	14.9%	20.4%
2020-2021	20.9%	12.2%	17.6%
2021-2022	19.5%	12.9%	17.1%
2022-2023	12.0%	No data available from Nomis	17.3%
2023-2024	No data available from Nomis	20.2%	15.4%
2024-2025	20.1	No data available from Nomis	16.2
2025-2026	11.8	11.8	19.5

Source: Nomis

The number of people economically inactive who wants a job has significantly decreased in 2025-2026 to 11.8%, a decrease of 8.3% from 2024-25. The rate of economically inactive wanting a job for Merthyr Tydfil compares the same to Blaenau Gwent and too stands at 11.8%. However, the percentage for Wales is much higher at 19.5%

In terms of the percentage of economic inactive - wanting a job and the outcome requirement of reducing this from 25.2% to 23.95% by 2016 and 22.7% by 2021, the Plan at 11.8%.% (2025-2026) has achieved both the 2016 target and 2021 targets.

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

PERFORMANCE:	**A**

Monitoring Table: SP8 (b)

POLICY SP8	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Sustainable Economic Growth	8 & 9	DM1, DM2, DM3 & DM10
MONITORING AIM: SP8(b)	**To ensure the diversification of the economic base**	
MONITORING INDICATOR :	**ANNUAL MONITORING TARGET:**	
Official labour market statistics for Blaenau Gwent identifying the number of employees in different sectors.	Maintain the number of employee jobs in manufacturing at 5,300 (2008) tracked against the HoV average	
	Increase the number of employee jobs in construction industry from 800 (Blaenau Gwent, 2008) to 1,000 (Wales, 2008) tracked against the HoV average	
	Increase the number of employee jobs in the service industry from 12,700 (Blaenau Gwent, 2008) to 13,797 tracked against the HoV average	
MONITORING INDICATOR:	**MONITORING TARGET:**	
	Outcome by End of 2016	**Outcome by End of Plan (2021)**
Delivery of learning infrastructure	Completion of the Learning Zone	Completion of the new primary school on the Six Bells Colliery Site
Delivery of health infrastructure		Completion of primary care resource centres

ANALYSIS OF RESULTS:

Employment Diversification

To improve the diversification of the economic base the Plan monitors the number of employees in different sectors and the delivery of learning and health infrastructure.

The tables below show the number of employee jobs in Blaenau Gwent in relation to the manufacturing (M), construction (C) and services (S) sectors for 2008; 2009; 2012; 2013; 2014; 2015; 2016 2017; 2018; 2019; 2020; 2021; 2022; 2023; and 2024 (latest data available). The same data is provided for Merthyr Tydfil, in order to track Blaenau Gwent against the Heads of the Valleys. However, the 2008 data is not available for Merthyr Tydfil so comparisons are made against the 2009 data.

The Number of Employee Jobs in Blaenau Gwent

Sector	2008	2009	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
M	5,300	4,000	4,200	4,400	4,300	4,500	4,000	4,000	4,000	4,500	4,000	4,000	4,500	4,500	4,000
C	800	900	1,000	900	800	800	900	500	600	600	700	450	700	700	700
S	12,700	13,100	14,100	13,000	12,800	13,070	12,875	12,860	12,975	12,225	11,975	12,175	16,475	13,475	13,500

Source: Nomis

The Change in Employee Jobs in Blaenau Gwent between 2009-2024

Sector	No. Change 2009-2024	% Change 2009-2024
Manufacturing	0	0
Construction	-200	-29%
Services	+25	0.1%

The Number of Employee Jobs in Merthyr Tydfil

Sector	2009	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
M	3,100	2,700	2,800	3,000	3,000	3,500	3,000	3,000	3,000	3,000	2,500	2,500	2,500	2500
C	600	600	600	700	600	1,000	700	1,000	900	1,250	800	900	1,000	900
S	18,200	18,100	17,800	17,300	16,900	17,125	17,915	17,675	17,825	20,300	17,375	17225	17,575	19100

Source: Nomis

The Change in Employee Jobs in Merthyr Tydfil between 2009-2024

Sector	No. Change 2009-2024	% Change 2009-2024
Manufacturing	-600	-24%
Construction	+400	+33%
Services	+1525	+8%

Manufacturing

The most significant loss in manufacturing was between 2008 and 2009 when 1,300 jobs were lost. Whilst there have been both increases and decreases since, the sector has decreased slightly this year and returned to the 2009 base level of 4,000 employees.

The annual monitoring target to maintain the number of employee jobs in manufacturing at 5,300 (2008) has not been met. However, when comparing the 2024 data with the 2009 data, the picture is remains the same. The picture is different for Merthyr Tydfil where there has been a loss of 600 jobs (-24%) since 2009.

In terms of maintaining the number of employee jobs in manufacturing at 5,300, at 4,000 jobs, the target has not been achieved.

Construction Industry

The number of jobs in construction in 2024 has remained at 700, the same as the 2022 and 2023 level. Since 2008, the figures have fluctuated within the sector showing increases and decreases between the years. The annual monitoring target to increase the number employed in the construction sector from 800 to 1,000 by the end of the plan period has therefore not been achieved.

Whilst Merthyr Tydfil have also experienced losses in the construction sector over the years. In 2024, the figure has increased from the previous year (+400) and is 33% higher than in 2009.

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

Service Industry

There has been a decrease of 400 people in the service sector this year (2024). Over the period 2008 to 2021 the number of people in this sector has seen significant fluctuations, peaking at 16,475 in 2022 though falling to its lowest level in 2020. With a figure of 13,500 jobs for 2024 the annual monitoring target to increase the number employed in the service sector to 13,797 has not been achieved.

In comparison with Merthyr Tydfil over the period of 2009-2024, Blaenau Gwent witnessed a 0.1% increase and Merthyr Tydfil has witnessed an increase of 8%.

In terms of maintaining the number of employee jobs in the service industry and the target to increase the number from 12,700 to 13,797 by 2021, at 13,500 jobs, the target has not been achieved.

Learning and Health Infrastructure

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

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

In terms of the Six Bells Primary School, development has been completed and the school opened in September 2019.

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

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

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

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

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

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

PERFORMANCE:	**A**

Monitoring Table: SP9

POLICY SP9	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Active and Healthy Communities	11 & 12	DM3, DM11, DM12, DM13, DM14, DM15 & DM16 MU1, MU2, CF1, TM1 & L1
MONITORING AIM:	**To increase opportunities for people to participate in active and healthy communities**	
MONITORING INDICATOR:	**ANNUAL MONITORING TARGET:**	
Amount of greenfield and open space lost to development (ha) which is not allocated in the Plan	No net loss of greenfield land and open space to development which is not allocated in the Plan	
Hectares of recreational open space per1000 population (FIT standard)	Working towards FIT standards of 2.4 hectares of recreational open space per 1000 projected population (current standard 1.11 ha)	
	Outcome by End of 2016	**Outcome by End of Plan (2021)**
Number of tourism/leisure facilities completed per annum	Completion of 6 tourism/leisure facilities projects	Completion of 1 tourism / leisure projects and community cycle routes
Number of people with access to natural greenspace within 400m of their home as a percentage of all people	Increase the number of people with access to natural greenspace within 400m of their home from the current level of 65% (2007) to 77% (2016)	Increase the number of people with access to natural greenspace within 400m of their home from the current level of 65% (2007) to 80% (2021)

ANALYSIS OF RESULTS:

The aim is to increase opportunities for people to participate in active and healthy communities. The monitoring targets to measure success are loss of greenfield and open space to development, progress with the FIT standard, completion of tourism, leisure facilities and community cycle routes and access to natural greenspace.

Amount of greenfield land and open space lost to development not allocated in the Plan

Area Lost to development

Planning App No.	Proposal	Location	Area Lost
2013 – 2014			
C/2013/0062	The Circuit of Wales Project	Land north of Rassau, Ebbw Vale	344 ha
		Total	**344 ha**
2014 – 2015			
C/2014/0210	Proposed new Primary Care Resource Centre with ancillary pharmacy and associated car parking	Land adjacent to Blaen y Cwm Primary School, Blaenavon Road, Brynmawr	0.8 ha
		Total	**0.8 ha**
2015 – 2016			
There has been no loss.			
2016 – 2017			
C/2016/0124	Erection of a steel frame stock building	Hafodarthen Farm, Llanhilleth	0.03 ha

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

C/2023/0130	Proposed construction of new dwelling	Vicarage Rd TredegaR	0.10
C/2022/0263	Detached dwelling and garage	Land off Marion Close Tredegar	0.24
C/2022/0080	Residential Dwelling	Land off Bryn Rhosyn	0.50
C/2023/0063	Installation of log cabin	Windsor Rd Sic Bells	0.02
C/2023/0086	Creation of new access	Honeydale Blaencuffin Road	0.02
C/2023/0098	Provision of 4 no. detached leisure pods, including landscaping and services	Old school site Troedrhiwgwair	0.10
C/2024/0003	Erection of memorial gates relocated from Tredegar town	Parc Bry Bach	0.02
C/2023/0187	Proposed single storey rear extension to Bowling Club pavilion to create extra function room and toilets	Beaufort Bowls Club	0.68
C/2023/0121	Single storey building to accommodate multi-function space, toilets, and storage used in conjunction with the Flying Start complex	Cwm Flying Start Hub	0.01
C/2023/0169	Reinforced concrete base with a pre-fabricated 150 seater stand adjacent to the existing stand	Cwmnantygroes	0.01
		Total	**1.7ha**
2024 - 2025			
P/2025/0016	Agricultural/forestry Proposed Building	Gilfach Wen Farm	0.001
P/2024/0299	Agricultural/forestry Proposed Building	Cwm Farm	0.02
P/2024/0322	Proposed Single Storey side extension to Bowling Club pavilion	Beaufort Bowls Club	0.68
C/2020/0276	Proposed residential site of 20 dwellings	Land Adjacent To Griffiths Gardens	1.09
P/2024/0079	Proposed detached dwelling	Primrose Lane	0.05
		Total	**1.84ha**
2025 - 2026			
C/2023/0226	Erection of 1no. retail unit (Class A1) with external display area, along with access and servicing arrangements, car parking, landscaping and associated works	Land at Rhyd Y Blew Road, Ebbw Vale	3.91

	at land at Rhyd y Blew, Beaufort Road, Ebbw Vale.		
P/2025/0117	Extension of residential curtilage for use as a garden area	Hawthorn Road, Ebbw Vale	0.0083
P/2025/0082	Horse stable building	Cwmcelyn Road, Blaina	0.125
P/2025/0078	Retention of change of use of land to incorporate it within residential boundary & retention of a shed.	Garden City, Ebbw Vale	0.00018
P/2024/0312	Detached three-bedroom dwelling with integral garage.	Clytha Crescent, Abertillery	0.10
P/2023/0156	Glamping Pods	Trefil Tredegar	0.41
P/2024/0047	Extension to Grandstand	Abertillery	0.0031
		Total	4.56ha

In 2025 - 2026 there was a loss of 4.56 ha of greenfield/open space lost to development which is not allocated in the Plan.

Area Gained

Planning App No.	**Proposal**	**Location**	**Area Gained**
2013 – 2014			
There has been no gain for this year			0 ha
2014 – 2015			
C/2014/0054	Proposed community play area to include open play space, community area, soft play area, a mounded area and an orchard with car parking on a former site of derelict housing	Bevan Avenue, Ashvale, Tredegar	0.04 ha
C/2014/0262	Creation of public amenity area on former disused land	Corner of Tillery Street and Division Street, Tillery Square, Abertillery	0.01 ha
		Total	**0.05 ha**
2015 – 2016			
C/2015/0123	Creation of public amenity area	Hilltop, Ebbw Vale	0.07 ha
C/2015/0241	New public footpath and combined cycle route	Nanty Melyn, Rassau, Ebbw Vale	0.05 ha
N/A	Creation of public amenity area	Land on the edge of Tredegar Town Centre	0.11 ha
		Total	**0.23 ha**
2016 – 2017			
C/2016/0252	Creation of recreational area to include kick about, play areas and park land	Site of former Tre Newydd flats, Newtown, Ebbw Vale	0.44 ha
C/2017/0008 C/2017/0009 C/2017/0011	Creation of /change of use of public amenity area by providing allocated parking area, creation	Waunheulog, Nantyglo, Brymawr	0.46 ha

	of new paths to tie in with existing play areas, landscaping to provide seating areas for residents		
		Total	**0.9 ha**
2017 – 2018			
There has been no gain for this year.			
		Total	**0 ha**
2018 – 2019			
There has been no gain for this year.			
		Total	**0 ha**
2019 – 2020			
There has been no gain for this year.			
		Total	**0 ha**
2020 – 2021			
C/2018/0164	Rejuvenate/reclaim the existing derelict space to its previous use as an open natural adventure play space for children.	Community Centre, Mount Pleasant Estate. Brynithel, Abertillery	**0.34ha**
		Total	**0.34 ha**
2021 - 2022			
There has been no gain for this year.			
		Total	**0 ha**
2022 - 2023			
There has been no gain for this year.			
		Total	**0 ha**
2023 - 2024			
C/2023/0059	Proposed 3G artificial pitch	Rhos Y Fedwen Primary School Honeyfield Road	0.15
C/2023/0222	To widen the existing footpaths to create a shared use	Land to the East of East Pentwyn	0.17
C/2023/0219	Change of use of land to create a community growing space.	Walter Conway Avenue & Gainsborough Road	0.13
		Total	**0.45 ha**
2024 - 2025			
There has been no gain for this year.			
		Total	**0 ha**
2025 – 2026			
P/2025/0061	Construction of a new Active Travel shared use route	Land To The West Of Glanffrwd Terrace, Beaufort, Ebbw Vale	0.2ha
P/2025/0058	create public open space; construction of bat roost building; and associated works	Former Pithead Baths Prospect Place, Llanhilleth, Abertillery	0.04ha
		Total	**0.24ha**

The monitoring target of no net loss of greenfield and open space to development has not been achieved for 2025 – 2026.

FIT Standard

Year	FIT Standard (ha)
2009	1.11
2012	1.11
2014	1.05
2015	1.02
2016	1.02
2017	0.99
2018	0.99
2019	0.99
2020	1.00
2021	1.00
2022	1.00
2023	1.04
2024	0.96
2025	2.81
2026	2.79

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

For the current monitoring year 2025 - 2026 this figure has slightly decreased to 2.79 ha per 1000 exceeding the required 2.4 ha under adopted LDP policies. This is due to a loss of two amenity areas and the closure of 4 play areas.

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

Tourism and Leisure developments completed

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

Tourism Allocations Completed

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

There has been no schemes completed on allocated sites for the current year
2018 – 2019
There has been no schemes completed on allocated sites for the current year
2019 – 2020
There has been no schemes completed on allocated sites for the current year
2020 – 2021
There has been no schemes completed on allocated sites for the current year
2021 - 2022
There has been no schemes completed on allocated sites for the current year
2022 - 2023
There has been no schemes completed on allocated sites for the current year
2023 - 2024
There has been no schemes completed on allocated sites for the current year
2024 - 2025
There has been no schemes completed on allocated sites for the current year
2025 - 2026
There has been no schemes completed on allocated sites for the current year

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

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

Other Leisure Tourism Schemes

As well as allocated Leisure/Tourism sites, the following leisure/tourism business schemes have been granted planning permission.

Tourism Schemes

Planning App. No.	Proposal	Location	Status
2015 – 2016			
C/2015/0359	Three storey extension to the Premier Inn, alterations to the car park and air conditioning compound	Premier Inn, Festival Site, Ebbw Vale	Complete
2016 – 2017			
None			
2017 – 2018			
None			
2018 – 2019			
C/2017/0309	Change of use of office building to 38-bedroom hotel	Bridge Street, Ebbw Vale	Site Under construction
2019 – 2020			
C/2019/0286	Change of use of existing outbuilding to holiday let.	Bush Inn Hall Street, Ebbw Vale	Not Started
2020 – 2021			

C/2020/0045	Conversion of outbuilding into walker's holiday let accommodation.	Cross Brook Cottages, Trefil	Not Started
2021 - 2022			
None			
2022 - 2023			
None			
2023 - 2024			
C/2023/0063	Installation of log cabin	Windsor Rd Sic Bells	0.02ha
C/2023/0098	Provision of 4 no. detached leisure pods, including landscaping and services	Old school site Troedrhiwgwair	0.10ha
2024 - 2025			
P/2024/0004	Log cabin style building for use as a holiday let	Gwastad Farm	0.07ha
2025 - 2026			
P/2023/0156	3 no. detached glamping pods	Trefil Tredegar	0.41ha

Leisure Schemes

Planning App. No.	Proposal	Location	Status
2015 – 2016			
C/2015/0414	Extension of the Market Hall cinema into the adjoining former library to provide a second cinema screen	Market Square, Brynmawr	Complete
2016 – 2017			
C/2016/0012	Change of use to indoor climbing centre	Rassau Industrial Estate, Ebbw Vale	Complete
C/2016/0088	Change of use to Gym	Bridge Street Industrial Estate, Tredegar	Complete
C/2016/0145	Change of use to Gym	Unit 28a, Gwent Shopping Centre, Tredegar	Complete
2017 – 2018			
C/2017/0307	Change of use to Gym	Beaufort Street, Brynmawr	Complete
C/2017/0194	Change of use to Gym	Sirhowy Industrial Estate	Complete
2018 – 2019			
C/2018/0327	Change of use to an indoor obstacle challenge centre with café	Unit 4, Sirhowy Industrial Estate	Site under construction
2019 – 2020			
C/2019/0281	Alterations to existing retail units to create childrens play area and splash park.	Unit 55/56 Festival Park Shopping Centre, Ebbw Vale	The Festival Park has closed the planning application has been

			superseded now by a mixed use scheme
2020 – 2021			
C/2020/0047	Provision of 2 x 58-seater stands and associated works	Jim Owen Field, Abertillery	Not started
C/2020/0255	Proposed alterations and extension to existing cricket pavilion.	Eugene Cross Park, Ebbw Vale	Not started
2021 - 2022			
C/2021/0350	The construction of two pods to create a co working office hub to include information points to promote wellbeing activities	Bryn Bach Park	Completed
2022 - 2023			
C/2022/0290	Extension to the existing community sports club to provide a large events facility, larger kitchen and toilet facilities and internal reconfiguration	Blaina RFC Surgery Rd Blaina	Not started
2023 - 2024			
C/2023/0059	Proposed 3G artificial pitch	Rhos Y Fedwen Primary School Honeyfield Road	0.15ha
C/2023/0222	To widen the existing footpaths to create a shared use	Land to the East of East Pentwyn	0.17ha
C/2023/0219	Change of use of land for to create a community growing space	Walter Conway Avenue & Gainsborough Road	0.13ha
C/2023/0169	Reinforced concrete base with a pre-fabricated 150 seater stand adjacent to the existing stand	Cwmnantygroes	0.01ha
2024 - 2025			
P/2024/0322	Extension to Bowling Club pavilion	Beaufort Bowls Club	0.68ha
2025 - 2026			
P/2024/0047	Two storey extension to the north side of the grandstand	Abertillery RFC Main Pavilion	0.031

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

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

Cycle Routes Completed

Policy	Location
T1.4	Cwm to Aberbeeg (phase 1 + 2)
T1.1	HoV Route linking 9 Arches Tredegar to Brynmawr
T1.3	HoV to Ebbw Vale and Cwm
T1.8	Brynmawr to Blaenavon
T1.9	Extension to Ebbw Fach Trail from Abertillery to Aberbeeg and completion of missing section through Blaina
(C/2015/0241)	Shared cycle/footpath on land between A465 and Nant Melyn, Rassau
C/2019/0256	New cycle Link with hand-railing and associated works. Walnut Close, Peacehaven Tredegar
P/2025/0061	Construction of a new Active Travel shared use route

There has been no cycle routes completed this year, however, a total of 6 cycle routes have been completed, 5 of which are allocated and 3 are community-based developments. Of the 12 cycle routes allocated in the Plan, 5 have been completed.

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

The basis for this information is an Exogesis report which was based on a study undertaken in 2007. The Council has now updated this study and the results are as follows:

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

In terms of the number of people with access to natural greenspace within 400m of their home and the outcome requirement to increase this from 65% to 77% by 2016 and 80% by 2021 with 87% having access the target has been achieved.

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

PERFORMANCE:	A

Monitoring Table: SP10

POLICY SP10	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Protection and Enhancement of the Natural Environment	13	DM1, DM14, DM15 & DM16 ENV1, ENV2 & ENV3
MONITORING AIM :	**To ensure the protection, preservation and enhancement of the natural environment**	
MONITORING INDICATOR :	**ANNUAL MONITORING TARGET:**	
The amount of SSSI, lost to development per annum	No net loss of area of SSSI	
The amount of SINCs and LNRs lost to development per annum	No net loss of SINCs / LNRs lost to development without mitigation	
Number of developments which have an adverse effect on European sites	Where required, all sites to have a project HRA	
Provision of environmental enhancements	Major applications produce a net gain in biodiversity and / or enhancements to the green infrastructure network	
Percentage of water bodies of good status	No permissions granted where there is a known risk of deterioration in the status of water bodies	
	Permissions incorporate measures designed to improve water quality where appropriate	
Background air pollution	No decrease in air quality within the County Borough	

ANALYSIS OF RESULTS:

The aim is to ensure the protection, preservation and enhancement of the natural environment. The monitoring targets to measure success are no loss of SSSI, SINC's and LNR's to development, all sites to have a project HRA, the provision of environmental enhancements, the percentage of water bodies of good status and no decrease in air quality in the Borough.

The Amount of SSSI Lost to Development Per Annum

There has been no net loss of SSSI as a result of development.

Planning Permission (P/2022/0171) was granted for an extension to Trefil Quarry for mineral working comprising limestone extraction which would have resulted in a loss of 22ha of SSSI.

On 17 February 2026, BGCBC was notified of an application to Planning and Environment Decisions Wales (PEDW) for consent under section 38 of the Commons Act 2006 to carry out restricted works on registered common land at Trefil Common (CL No. BCL015).

The Inspector's decision, dated 23 September 2026 and appended to this note, refused the section 38 application partly in terms of the harm to the SSSI and nature conservation interests, and failure to meet relevant duties to maintain and enhance biodiversity. The implications of the Inspector's decision will therefore require further consideration including consideration of the regional aggregate provision.

An update will be provided in the next monitoring report.

The Amount of SINCs and LNRs Lost to Development per Annum

Year	Loss of LNR (ha)	Loss of SINC (ha)
Nov 2012-March 2013	0	0
2013-2014	0	1.23
2014-2015	0	0.8
2015-2016	0	0
2016 – 2017	0	0
2017 – 2018	0	0
2018-2019	0	0
2019 - 2020	0	0
2020 - 2021	0	0
2021 - 2022	0	0
2022 - 2023	0	0
2023 - 2024	0	0
2024 - 2025	0	0
2025 - 2026	0	0
Total Loss to date	**0**	**2.03**

There has been no net loss of LNRs for the current year. The loss of SINCs for the current year has been very minimal at 0.00018ha, this figure made no impact on the overall Total Loss figure in the above table and therefore has not been recorded as a loss.

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

Developments which have an adverse impact on European Sites

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

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

Provision of Environmental Enhancements

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

Planning App No.	Location	Nature of Development	Provision of Environmental Enhancements
2015 – 2016			
C/2015/0057	Beechwood House, Silent Valley Landfill, Cwm	Extension to the existing waste transfer station	None required
2016 -2017			
C/2016/0151	Cwmcrachen Gypsy Site	Extension of Cwmcrachen Gypsy Site for the provision of 4 new pitches, 2 semi-detached utility buildings, new access and associated works	Mitigation measures have been put in place via planning conditions

C/2016/0158	Land rear of units 39 and 40 Rassau Industrial Estate	Erection of 2 buildings for class B1 B2 B8 use with new pedestrian and vehicular access and associated parking	None required
C/2016/0226	Land adj to Bethany Baptist Church, Six Bells Road, Six Bells	Outline consent for the proposed construction of a new single form entry primary school including vehicular and pedestrian access, site boundaries and car parking	A reserved matters application has been received. Suitable mitigation will be sought to provide ecological enhancements
2017 -2018			
C/2017/0019	Former NMC Site, Brynmawr	Full consent for a restaurant and outline consent for 3 retail units.	None required
2018-2019			
C/2018/0310	Land at Rhyd Y Blew	Full consent granted with conditions for the erection of employment units	Mitigation measures have been put in place via planning conditions
C/2018/0152	Land north of the Regain building, Mill Lane, Ebbw Vale	Full consent granted with conditions for the construction of 9 business units	None were required
C/2018/0217	Land at Bryn Serth (adj to KFC) Waun-y-Pound, Ebbw Vale	Full consent granted with conditions for the construction of 100 residential dwellings	Mitigation measures have been put in place via planning conditions
C/2018/0154	Eurocaps, Crown Business Park, Tredegar	Extension of existing production and warehouse facilities	None were required
2019 – 2020			
C/2019/0061	Unit B Cwm Draw Ind Est, Ebbw Vale	First floor extension to existing factory unit to form office space	None were required
2020 – 2021			
C/2020/0106	23/24 Tafarnaubach Ind Est PCI Pharma Services Tredegar	Construction of new packaging line building, retaining wall and covered pedestrian walkway linking new packaging line building with new car park	None were required
C/2021/0006	Land at western end of Hov Hub Industrial Estate, Crown Ind Est Tredegar	Industrial building subdivided into six small units and use of part of the site for the siting of approximately 14 metal containers units to be used as a container storage facility	None were required
2021 - 2022			
C/2021/0274	Former Glyncoed Comprehensive School Badminton Grove Ebbw Vale	New Primary School and Childcare Facility with External Play Areas, Recreational Spaces and Other Associated Infrastructure	Mitigation measures have been put in place via planning conditions
C/2021/0386	Land To the Southern end of	Construction of employment units for B1, B2, and B8 uses,	None were required

	Lime Avenue Ebbw Vale	new access road and junction off Lime Avenue, drainage	
C/2021/0172	Ben Wards Field Brynmawr Ebbw Vale	Retention of earthworks including importation of material, re-profiling of existing contours, temporary ancillary works including welfare facilities & parking areas with restoration to grass land with hedgerows & drainage	An Environmental Management Plan is Required
2022 - 2023			
C/2022/0164	Unit 19-20 Rising Sun Industrial Estate	Erection of a new detached storage building	None were required
C/2022/0100	Unit 33A Rassau Industrial Estate 2022/100	Erection of building for B1/B2/B8 use to provide six units	None were required
C/2022/0103	Chartist Way	New Welsh Medium Primary School	Mitigation measures have been put in place via planning conditions
2023 - 2024			
C/2023/0078	Rassau Industrial Estate	Proposed erection of an 8 MW battery energy storage system and associated infrastructure, EV charging station, solar PV and offices	Mitigation measures have been put in place via a Landscape Maintenance and Management Plan
C/2023/0012	Lakeside Retail Park - Home Bargains & Peacocks	Installation of a mezzanine floor within Units 2 and 3A.	None were required
C/2023/0060	Unit 21 Rising Sun Ind Est	The erection of a manufacturing building	Mitigation measures have been put in place
2024 - 2025			
P/2024/0090	Unit 28 Tafarnaubach Industrial Estate	Proposed new industrial unit	Mitigation measures have been put in place
2025 - 2026			
C/2023/0226	Erection of 1no. retail unit (Class A1)	Rhyd Y Blew Road, Ebbw Vale	Mitigation measures have been put in place.
P/2025/0137	Proposed industrial units (B2 use)	Crown Avenue, Dukestown, Tredegar	Mitigation measures have been put in place.
P/2022/0171	Extension to Quarry	Trefil Tredegar	Ecological mitigation and compensatory provision alongside a restoration scheme will be required
P/2025/0100	Proposed formation of enclosed storage	Land On Crown Business Park	None were required

	compound areas on industrial land		
DNS/3239181	Wind Farm	Land At Cefn Manmoel	Mitigation measures have been put in place.
DNS/3270299	Wind Farm	Mynydd Carn Y Cefn	Mitigation measures have been put in place.
P/2022/0171	Quarry Extension	Trefil	Mitigation measures have been put in place.

Seven major application was received in 2025/2026 that required mitigation measures.

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

Percentage of water bodies of good status

Year	Percentage surface water (natural water bodies) of Good Ecological Status
2014 (2013 figures)	42%
2015 (2014 figures)	42.8%
2016 (2015 figure)	33.3%*
2017 (2016 figure)	33.3%*
2018 (http://waterwatchwales.naturalresourceswales.gov.uk/en/)	33.3%*
2019 (http://waterwatchwales.naturalresourceswales.gov.uk/en/)	33.3%*
2020 (http://waterwatchwales.naturalresourceswales.gov.uk/en/)	33.3%*
2021 (http://waterwatchwales.naturalresourceswales.gov.uk/en/)	33.3%*
2022 (http://waterwatchwales.naturalresourceswales.gov.uk/en/)	0%*
2023 (http://waterwatchwales.naturalresourceswales.gov.uk/en/)	0%*
2024 (http://waterwatchwales.naturalresourceswales.gov.uk/en/)	0%*
2025 (http://waterwatchwales.naturalresourceswales.gov.uk/en/)	0%*
2026 (http://waterwatchwales.naturalresourceswales.gov.uk/en/)	0%*

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

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

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

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

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

In terms of permissions incorporating measures designed to improve water quality, the target has been achieved. **Background air pollution** There has been no change in the air quality for Blaenau Gwent. Blaenau Gwent CBC carries out air quality monitoring for nitrogen dioxide at 30 locations. The monitoring results from all the sites are significantly below the air quality objective for nitrogen dioxide in the UK. As a result, the Council has not declared any air quality management areas within Blaenau Gwent County Borough Council area. **In terms of the requirement for no decrease in air quality within the County Borough the target has been achieved.** **The monitoring aim to ensure the protection, preservation and enhancement of the natural environment has had a mixed effect.**	
PERFORMANCE:	**A**

Monitoring Table: SP11

POLICY SP11	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Protection and Enhancement of the Historic Environment	14	DM17 TM1
MONITORING AIM:	**To ensure that listed buildings and archaeological sites are protected, preserved and where appropriate enhanced**	
MONITORING INDICATOR :	**MONITORING TARGET:**	
Number of listed buildings and historic sites	No applications to result in the loss of listed buildings and historic sites	
Number of listed buildings or archaeological sites enhanced	All applications to preserve or enhance a listed building or archaeological site	
Number of listed or local buildings of historical value brought into use for tourism	**Outcome by End of 2016**	**Outcome by End of Plan (2021)**
	Prepare a list of locally listed buildings of historic value	Adopt as Supplementary Planning Guidance

ANALYSIS OF RESULTS:

The aim is to ensure that listed buildings and archaeological sites are protected, preserved and where appropriate enhanced. The monitoring targets to measure success are no loss of listed building or historic site, the number of listed buildings and archaeological sites enhanced and the number of listed or local buildings bought back into use for tourism.

Loss of Listed Buildings and Historic Sites

There has been a partial loss of the company shop, Tredegar (planning application c/2021/0316) with consent being approved for the demolition of the front range of buildings due to their dangerous and unstable condition causing a health and safety risk. Elements of the listed building still remain in terms of the remaining structures which will be made good in order to assess the building.

In terms of the number of listed buildings and historic sites and the requirement for no applications to result in a loss, the target has been met.

Preservation and Enhancement of Listed Buildings and Archaeological Sites

For the current year 2025-26 one application have been received.

Planning App. No.	Proposal	Location	Status
2015-2016			
c/2015/0392	Listed building consent granted to bring an existing barn into use for tourism	Nantyglo Roundhouse Towers, Nantyglo	Completed
2017-2018			
c/2017/0059	Replacement and reinstatement of features of the Grade II listed building	NCB Social Club, The Circle, Tredegar	Completed
2018-2019			
No planning applications received for this year			
2019 – 2020			
No planning applications received for this year			
2020 – 2021			
C/2013/0206	Retention of alterations to institute roof and	Ebbw Vale Institute, Ebbw Vale	Completed

	proposed works including hall fire escape doors, hall bar with balustraded technical area above served by new access stair, ground floor north wing internal partitioning arrangements, relocation of external refuse bin storage area and rebuilding of rear bank retaining wall incorporating new seating area		
2021 - 2022			
C/2021/0086	The preservation and enhancement of the bridge	Newtown Bridge, Ebbw Vale	Work has been completed
2022 - 2023			
C/2021/0111 C/2021/0264	Full planning permission to retain the use of the property as a single residential dwelling. Development includes repairs to the external building fabric and the conservation of the interior fabric of the building.	Penuel Chapel, Church Street, Ebbw Vale	The development is mainly interior work and therefore difficult to determine if work has been completed.
2023 - 2024			
No planning applications received for this year			
2024 - 2025			
No planning applications received for this year			
2025 - 2026			
P/2025/0269	Application for Listed Building Consent: Removal of existing reception area and relocation in alternative space (Quadrant). Works to include reinstatement of finishes within existing space and introduction of new services / access control / reception desk / lighting / access control gate / floor finishes in newly formed area. Acoustic Enhancements within the	General Offices Ebbw Vale	Work is well underway

	first-floor Abraham Derby room and the ground floor Jack Williams VC Hall Works consist of new acoustic rafts suspended from existing trusses and acoustic panels fixed to various walls.		

In terms of all applications to preserve or enhance a listed building or archaeological sites, the target has been met.

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

Planning App. No.	Proposal	Location	Status
2015-2016			
c/2015/0392	Listed building consent granted to bring an existing barn into use for tourism	Nantyglo Roundhouse Towers, Nantyglo	Work has been completed.
2021 - 2022			
2020/0270 and 2020/0269	Listed building consent and the conversion of the south wing of existing barn complex to form a new bunkhouse accommodation with associated external staircase, carparking and picnic area.	Nantyglo Roundhouse Towers, Nantyglo	Work has not started
2022 - 2023			
No planning applications received for this year			
2023 - 2024			
No planning applications received for this year			
2024 - 2025			
No planning applications received for this year			
2025 – 2026			
No planning applications received for this year			

No planning applications have been received for the current year for the change the use of a listed building for tourism.

List of Locally Listed Buildings of Historic Value

A draft list of locally listed buildings and sites of historic value for Tredegar, Ebbw Vale, Brynmawr, Blaina and Abertillery has been completed. External consultation is required before the draft can be adopted as a Supplementary Planning Guidance (SPG) document. This is likely to happen as part of the Replacement Local Development Plan.

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

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

PERFORMANCE:	**G**

Monitoring Table: SP12

POLICY SP12	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Securing an Adequate Supply of Minerals	15	DM3, DM18 & DM19 M1, M2, M3 & M4
MONITORING AIM :	**To ensure a minimum 10-year land bank and provision of at least 3Mt of aggregates**	
MONITORING INDICATOR :	**ANNUAL MONITORING TARGET:**	
Number of years land bank of permitted aggregate reserves	100% provision of a 10-year landbank (measured annually) through the plan period	
	Outcome by End of 2016	**Outcome by End of Plan (2021)**
The extent of primary land-won aggregates permitted expressed as a percentage of the total capacity required, as identified in the Regional Technical Statement	Planning application received by 2016	Consent granted for at least 3Mt

ANALYSIS OF RESULTS:

Policy SP12 seeks to secure an adequate supply of minerals. To ensure this is achieved the land bank and the extent of required capacity is monitored.

Number of years land bank of permitted aggregate reserves

The South Wales Regional Aggregates Working Party (SWRAWP) latest Annual Report is for 2023.

Year	No. of years land bank of permitted reserves
2013	11.8
2014	10
2016	7
2018	6
2019	3
2020	2
2021	2
2022	7
2023	7

In terms of the number of year's land bank of permitted reserves and the requirement for 100% provision of a 10-year land bank according to the latest available information (2023) the Plan has a 7-year land bank and has therefore broken the trigger of less than a 10 years land bank.

The extent of primary land-won aggregates permitted expressed as a percentage of the total capacity required, as identified in the Regional Technical Statement

The latest RTS for South Wales (2nd Review) (Sept 2020) identifies that Blaenau Gwent apportionment requirement is 5.027 million tonnes from 2016 to 2041 and that Blaenau Gwent had 1.32 million tonnes of reserves at the end of 2016. This equates to 26% of the total capacity required. The RTS2 therefore recommended that allocations providing at least 3.78 million tonnes be made in the Replacement LDP (the main need being limestone aggregate). It is anticipated that a new RTS3 will be published at the end of 2026.

The Adopted LDP identifies three preferred areas for mineral extraction to accommodate the requirement for a further 1.25 million tonnes: Land adjacent to Trefil Quarry, Tredegar; Tir Pentwys Tip, Llanhilleth; and Land South East of Cwm, Ebbw Vale.

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

A separate planning application (C/2024/0152) for the extension of time for working the existing quarry and permitted reserves at Trefill Quarry was also considered and approved at the 14th November 2024 Planning Committee. This enabled the operational life of the existing quarry to be extended by 5-years (i.e. until December 2029). Additional tonnages of workable reserves would also be made accessible by the proposals which include the relocation of internal access roads and ramps. A further planning application (c/2022/0280)to update restoration plans for the existing quarry, enable the permitted quarry extension, and ensure the expiry date is the same for the entire site was approved in November 2025.

On 17 February 2026, BGCBC was notified of an application to Planning and Environment Decisions Wales (PEDW) for consent under section 38 of the Commons Act 2006 to carry out restricted works on registered common land at Trefil Common (CL No. BCL015).

The Inspector's decision, dated 23 September 2026 and appended to this note, refused the section 38 application. The principal reasons were:

1. Failure to provide reasoned justification for not making a section 16 application for deregistration and exchange with replacement land;
2. Harm to the SSSI and nature conservation interests, and failure to meet relevant duties to maintain and enhance biodiversity; and
3. Harm to landscape character and failure to conserve the natural beauty of the National Park.

The implications of the Inspector's decision will therefore require further consideration including consideration of the regional aggregate provision. An update will be provided in the next monitoring report.

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

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

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

PERFORMANCE:	**A**

Monitoring Table: SP13

POLICY SP13	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Delivering Sustainable Waste Management	16	DM1, DM2, DM3 & DM20 W1
MONITORING AIM:	**To ensure the delivery of sustainable waste management**	
MONITORING INDICATOR:	**Outcome by End of 2016**	**Outcome by End of Plan (2021)**
Delivery of regional waste facilities	Residual project contract awarded	
	Organic projects contract awarded	
Amount of waste arising, and managed by management type	Meet Wise about Waste targets for reuse and recycling / composting for municipal waste to 58%	Meet Wise about Waste targets for re-use and recycling / composting for municipal waste to 64%

ANALYSIS OF RESULTS:

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.

Delivery of regional waste facilities

The Residual Project

Blaenau Gwent and Torfaen have joined the Tomorrow's Valley residual waste procurement partnership consisting of neighbouring authorities Merthyr Tydfil and Rhondda Cynon Taf County. The contract started on 1st April 2016 and will be in place for 25 years with the option to extend for a further 5 years.

In terms of the delivery of the regional waste facilities and the outcome requirement for the residual project contract to be awarded by 2016, as the contract has been awarded, the Plan is on target.

The Organics Project

Blaenau Gwent acting as the Lead Authority on behalf of Blaenau Gwent County Borough Council, Monmouthshire County Council and Torfaen County Borough Council awarded a long-term contract for the treatment of food waste on behalf of the Authorities. The Contract commenced on 1st April 2018 and will be in place for 15 years with the option to extend for a further three years.

In terms of the delivery of the regional waste facilities and the outcome requirement for the organics project contract to be awarded by 2016, as the contract was awarded in 2018, the Plan is slightly behind target.

Amount of waste arising, and managed by management type

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

Towards Zero Waste Targets

Year	Towards Zero Waste Target	BG Performance (projected figure: subject to change)
2012-13	52%	51.2%
2013-14		54.75%
2014-15		50%
2015-16	58%	49%
2016-17		56.77%

2017-18		56%
2018-19		59.28%
2019-20		65.3%
2020-21	64%	65.5%
2022	64%	64.94%
2023	64%	67.1%
2024	64%	66.18%
2025	70%	68.89%
2026	70%	67.19%

Source: Blaenau Gwent County Borough Council: Waste

The recycling rate has decreased this year compared to the previous year and exceeded the target of 64% set for 2021. However, the 2026 Zero Waste Target for the current year is 70%, at 67.19%, the recycling rate is below this target.

In terms of the amount of waste arising and the outcome to meet the Wise about Waste target for reuse and recycling/ composting for municipal waste of 64% by 2021 the plan has met and exceeded the target, although is failing to meet the WG Zero Waste Target.

The monitoring aim to ensure the delivery of sustainable waste management is currently not being achieved.

PERFORMANCE:	**A**

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 This 2026 AMR is the twelfth monitoring report prepared since the adoption of the Blaenau Gwent LDP in November 2012. The findings of the AMR provide an important opportunity for the Council to assess the effectiveness of the Plan. DPMv3 (Table 31, now sets out the following five key questions to be considered in the AMR in relation to the delivery of the LDP Strategy (with Question 4 being added in 2020):-

1. What new issues have occurred in the plan area, or changes to local / national policy?

5.2 The AMR needs to consider whether any significant changes in local circumstances or to national legislation, regulations and policy planning have any significant implications for the LDP.

5.3 Nationally, the impacts of Brexit; the Covid-19 pandemic; climate / weather changes; increasing inflation, mortgage rates & energy costs and the resulting 'cost of living crisis on jobs and the economy, Artificial Intelligence housebuilding levels, affordable housing need, town centres, people's physical & mental well-being, etc. all will have an effect on Blaenau Gwent. The LDP and future JLDP will have a part to play in preventing / mitigating their effects, with policies addressing, job retention / creation, market / affordable housing, diversifying town centres, placemaking & GI, active travel, climate change, ecological resilience, etc. all being paramount.

5.4 Regionally, there is now a statutory duty to prepare a 'Cardiff Capital Region (CCR) Strategic Development Plan' (SDP) for South-East Wales, through the CCR Corporate Joint Committee (CJC); which also has economic development powers and consulted upon a draft Regional Transport Plan in early 2025. Therefore, whilst this Council is proceeding with a Joint LDP, collaborative working will continue to be undertaken with neighbouring authorities to prepare a joint evidence base which, wherever possible, can also be used to inform the SDP.

5.5 Finally, using the WG methodology for monitoring housing delivery, the 2026 AMR has also concluded that housing supply is below the required annual delivery levels in the LDP Strategy; and will not 'run out' in the County Borough before the new Joint LDP is adopted. These contextual matters will be considered in the production of the Joint LDP.

2. How relevant, appropriate and up to date is the LDP Strategy and its key policies and targets?

5.6 It is considered that the evidence collected from this twelfth AMR following adoption of the LDP in 2012 indicates that the strategy, whilst still sound, is taking longer to deliver than anticipated, both in relation to housing and employment development. This can be attributed to the impacts of the 'great recession'; the uncertainties around Brexit and the Covid-19 pandemic in recent years; and the delays in bringing forward key strategic sites. Viability continues to be an issue in overall house building; and this has an adverse impact on the levels of affordable housing that can be delivered through the planning system.

5.7 The development strategy remains fundamentally sound however due to slower progress than anticipated there is considered a need for intervention at this stage in the form of a review of the Plan; which is now underway.

3. What sites have been developed or delayed in relation to the plan's expectations at both places and in the phasing programme (as set out in the trajectory)?

5.8 Appendix 1 and 3 of this AMR provide a detailed analysis of the delivery of each individual LDP site allocation; and where this is behind schedule a statement to facilitate delivery.

5.9 The monitoring results indicate generally that the plan policies are performing effectively and the LDP Objectives are generally being met. The housing market is moving in a positive direction with Lovell Homes completing a development on one parcel of Land at Ebbw Vale Northern Corridor (MU1). Persimmon Homes have commenced construction at the former school and college site adjacent with 196 homes completed to date (MU1). Davies Homes has completed development at the Northgate Site at The Works (MU2

5.10 Therefore, the LDP allocations are being delivered, albeit generally over a longer than anticipated timescale and are contributing towards the delivery of the LDP Strategy.

4. What is the degree of variance from the anticipated annual and cumulative build rate? Is there a two-year trend of under delivery?

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

5.12 The cumulative completions in 2021 were 57% less than the adopted LDP housing requirement (i.e. 43% of the housing requirement had been delivered by 2021). At 31st March 2026 this stood at 41% less than the adopted LDP housing requirement for 2021 (i.e. 59% of the adopted LDP housing requirement had been delivered as at 31st March 2026).

5.13 The Council is preparing a Joint LDP which will need to consider this issue, amongst others, and be reflected in the housing trajectory for the JLDP.

5. What has been the effectiveness of delivering policies and in discouraging inappropriate development?

5.14 Parts of the plan, namely housing delivery and employment delivery is slower than anticipated. Although there is evidence that the housing market is now moving in the right direction. Delays to the bringing forward of the strategic sites, the downturn of the economy on two occasions, the pandemic, and the recent economic issues / 'cost of living crisis has resulted in slower delivery of housing. However, the plan has successfully prevented development in flood plains, protected, preserved listed buildings and archaeological sites. The plan has been effective in securing planning permission for renewable energy schemes and a high percentage of development on brownfield sites.

Recommendation

5.15 As a result of the above, the Blaenau Gwent 2026 Annual Monitoring Report concludes that a review of the plan was carried out in 2018, and the Council has recently resolved to prepare a Joint LDP with Torfaen.

Appendix 1: Status of Allocations

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

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
			250 dwellings. The S106 agreement was signed on 07/06/2024. Outline permission granted (c/2022/0123) for 13 detached self build properties on Cemetery Rd. The development is under construction with 1 house completed.
		A network of green links – to allow the effective integration of the SINCs and other key habitat areas	
MU2	'The Works', Ebbw Vale	**Aneurin Bevan Hospital** – a 96 bed Local General Hospital;	The development is complete.
		The Central Valley & Wetlands Park – a green corridor running through the site	The development is complete.
		Environmental Resource Centre – Provides an education facility for local children and the community to explore the heritage and ecology of the site	The development is complete.
		Employment – 5 ha of commercial and business space primarily located adjacent to the hospital site	Part of Enterprise Zone. The REGAIN building is complete providing 500 sq m of floorspace and covers a wider site area of 0.18 ha. 9 B1 business units within 3 buildings (2018/0152) for employment use on 1.2ha of land north of the Regain Building, Mill Lane has been completed. New office development (C/2018/0208) to the north of the learning zone (856sqm) has been completed. Full permission granted for the construction of 6 buildings to provide 25 employment units for B1 and B2 uses (C/2019/0054). The development has not started.
		Residential – Approximately 520 homes at varying densities across the site built to higher than	A Design and Masterplan for The Works was adopted in October 2013.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
		nationally required standards and including 20% affordable housing	5 sustainable houses have been completed on the site. Full planning permission granted for 57 homes on the 'Northgate' site residential area. The development is complete.
		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	The development is complete.
		Leisure Centre and Sports Fields – A new leisure centre and sports pitches will be developed to provide new leisure amenities for the community	The development is complete.
		Arts Centre – A new arts centre will be developed to provide a community and professional arts/cultural event programme	The development has not started.
		Basement Strategy – A range of uses are being considered for the basements including sports and leisure, exhibition space, summer markets for food & craft including a café, education and recreation facilities	On-going.
		Retail – The retail element will only consist of local convenience facilities, including local shops and smaller commercial units;	The development has not started.
		Energy Centre – A centralised energy hub.	The development is complete.
		Family History & Genealogy Visitor Centre – The Former General Offices (Grade II* Listed Building) is to become a visitor centre bringing industrial heritage	The development is complete.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
		to life and showcasing one of the largest archives in Wales. **Public Realm** – Focus on a sequence of public squares running through the site.	The development is complete.
MU3	NMC Factory and Bus Depot, Brynmawr	**Residential** – maximum of 60 homes including 10% affordable housing; and **Commercial / Leisure/ Community Facility opportunity** to act as an active link between Brynmawr District Town Centre and Lakeside Retail Park	Full planning permission for the provision of 3 retail units/ Unit 2 Class A1 convenience food store, Unit 3 Class A1 comparison and flexible use for Unit 4 Classes A1/A2/A3) and associated works. (c/2019/0035). The McDonalds is being implemented under a separate permission c/2017/001. Development has been completed on part of the site. Stagecoach is currently still located on the remainder of the site.
Action Areas			
AA1.1	Southern Gateway, Ebbw Vale	**Mechanical Link** - Planning permission was granted in December 2013 for an outdoor inclined mechanical link, which will provide a pedestrian connection between the town centre and 'The Works' site **Proposed office and retail development**	The Cableway is complete. There is no progress to report.
AA1.2	Market Square, Ebbw Vale	**Provision of a key link** with Ebbw Vale Northern Corridor site **Mixed-use development**	No progress to date. No progress to date.
Retail			
R1.1	Rhyd y Blew Retail Park, Ebbw Vale	6,000 sq m of non-food retail comprises of 13 retail units of varying sizes.	The land has been sold. Discussions are ongoing with the landowner on the future use of the site.
R1.2	Extension to Festival Shopping Outlet Centre, Ebbw Vale	1,400 sq m of comparison floorspace.	The planning permission has now lapsed and is unlikely to be implemented due to the closure of Festival Shopping Park. The site has been redeveloped as a mixed-use business centre comprising use classes A, B and D.
R1.3	Extension to Tesco Stores, North West	1,700 sq m of convenience and comparison	Planning permission has now lapsed.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
	Approach, Ebbw Vale		
R1.4	Market Street, Ebbw Vale	600 sq m of comparison floorspace	The site is currently being used as a car park. No progress to date.
Housing			
H1.1	Willowtown School, Ebbw Vale	Allocation for 22 units.	The school building has been demolished. Discussions are on-going regarding development of this site. Full planning permission has been granted (P/2026/0180) for the construction of 25 residential units.
HC1.1	North of Cwmyrdderch Court Flats, Ebbw Vale	Committed housing site for 16 units.	The site is a self-build site with 10 units completed. The site is under construction.
HC1.2	Letchworth Road, Ebbw Vale	Committed housing site for 27 units.	The development is complete.
HC1.3	Old 45 Yard, Steelworks Road, Ebbw Vale	Committed housing site for 82 units.	The development is complete.
HC1.4	Adjacent Pant-y-Fforest, Ebbw Vale	Committed housing site for 21 units.	A planning application (c/2014/0077) to vary a condition to extend the time period for the submission of a reserved matters planning application has been approved and S106 has now been signed. Development has not started.
HC1.5	Heol Elan, Ebbw Vale	Committed housing site for 43 units.	The development is complete.
HC1.6	Land at College Road, Ebbw Vale	Committed housing site for 41 units.	The development is complete.
HC1.7	Adj Sports Ground, Gwaun Helyg, Ebbw Vale	Committed housing site for 69 units.	The development is complete.
HC1.8	Higgs Yard, Ebbw Vale	Committed housing site for 29 units.	Full permission (c/2007/0658) was granted in 2009 and has now lapsed.
HC1.9	Mountain Road, Ebbw Vale	Committed housing site for 22 units.	The development is complete.
HC1.10	Briery Hill, Ebbw Vale	Committed housing site for 33 units.	The development is complete.
H1.2	Cartref Aneurin Bevan, Tredegar	Housing allocation for 13 units.	The development is complete.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
H1.3	Greenacres, Tredegar	Housing allocation for 18 units.	The site is complete.
H1.4	Land adjacent to Chartist Way, Tredegar	Housing allocation for 101 units.	The development is complete.
HC1.11	Derelict Bus Garage, Woodfield Road, Tredegar	Committed housing site for 11 units.	The development is complete.
HC1.12	Former LCR Factory, Charles Street, Tredegar	Committed housing site for 14 units.	The development is complete.
HC1.13	Former Factory Site, Pochin, Tredegar	Committed housing site originally for 28 units. The number of units on site has decreased to 15.	Outline planning permission was granted for the total site (c/2014/0238) and the S106 agreement has been signed. The factory has been demolished and some ground work undertaken including access, site layout and infrastructure. Planning permission (reserved matters) has been granted for four self-build plots. 1 unit is under construction.
HC1.14	Land at Poultry Farm, Queen Victoria Street, Tredegar	Committed housing site for 3 units.	20 units completed and a further unit under construction. 1 unit not started. Full permission has been granted for the construction of a further dwelling (c/2015/0033) however no further progress has been made.
HC1.15	Upper Ty Gwyn Farm, Nantybwch, Tredegar	Committed housing site for 38 units. This number has been reduced to 27 units	The site is a self-build site. 24 units have been completed to date. The site is under construction and progressing slowly.
HC1.16	Former LCR Factory, opposite Tredegar Comprehensive School, Tredegar	Committed housing site for 47 units.	The development is complete.
HC1.17	Peacehaven, Tredegar	Committed housing site for 147 units.	The development is complete.
HC1.18	The Goldmine, Sirhowy, Tredegar	Committed housing site for 16 units.	Planning permission has lapsed.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
HC1.19	BKF Plastics, Ashvale, Tredegar	Committed housing site for 54 units. The number of units has been increased to 77 units	Outline planning permission C/2007/0730 was granted in 2012 and the former factory demolished. A full application has been approved subject (C/2022/0309) and includes a larger site area consisting of 77 units. The S106 agreement was signed 22/09/2023. 11 units have been completed to date with 5 more under construction
HC1.20	Sirhowy Infants School Site, Tredegar	Committed housing site for 23 units.	The development is complete.
HC1.21	Corporation Yard, Tredegar	Committed housing site for 23 units	Outline planning permission c/2007/0418 has now lapsed. Planning permission (c/2015/0077) has been approved for 6 houses on part of the site. No development has taken place to date.
HC1.22	Park Hill, Tredegar	Committed housing site for 160 units.	Outline planning permission (c/2003/0322) was granted in 2005 for 160 dwellings. Since the base date of the Plan full permission was granted on part of the site (c/2009/0329) and outline permission was granted on the remainder of the site (c/2009/0328). In total planning permission has been granted for 293 units. Planning permission (c/2015/0236 and c/2015/0237) has been granted to remove conditions 34, 35 & 36 (code for sustainable homes) & variation of condition 38 (to extend the life of the planning permission (c/2009/0328). The section 106 agreement has been signed for the site. A new planning application (c/2021/0290 has been approved to extend the life of the permission (c/2015/0236 and c/2015/0237) Development has not started.
H1.5	Garnfach School, Nantyglo	Housing allocation for 28 units.	The school buildings have been demolished. Development has not started.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
H1.6	Crawshay House, Brynmawr	Housing allocation for 25 units.	Planning permission (2018/0132) for the site has lapsed. Development has not started.
H1.7	Infants School & Old Griffin Yard, Brynmawr	Housing allocation for 36 units	The school buildings have been demolished. The Council are working with Linc Cymru to provide feasibility plans for a mixed tenure scheme of houses and bungalows. Development has not started.
H1.8	Hafod Dawel Site, Nantyglo	Housing allocation for 44 units.	The development is complete.
H1.9	West of the Recreation Ground, Nantyglo	Housing allocation for 15 units.	No planning application received. No further progress to date. Development has not started.
H1.10	Land to the East of Blaina Road, Brynmawr	Housing allocation for 25 units.	Outline planning (2017/0159) approved for residential development (25 units) and a drive thru restaurant. The drive through has been completed. Full planning permission (P/2024/0176) has been granted for the remainder of the site for a Burger King drive thru (A3), a Pizza restaurant/takeaway (A3) and a tanning shop (SG). Development has not started.
H1.11	Land to the North of Winchestown, Nantyglo	Housing allocation for 15 units.	No planning applications received. Development has not started.
HC1.23	Recticel and Gwalia Former Factory Site, Brynmawr	Committed housing site for 45 units.	The development is complete.
HC1.24	Land at Clydach Street, Brynmawr	Committed housing site for 15 units.	The site is a self-build site. 12 units have been completed. 2 vacant plots remain with no further progress to date The site is under construction.
HC1.25	TSA Woodcraft, Noble Square Industrial Estate, Brynmawr	Committed housing site for 25 units.	The development is complete.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
HC1.26	Roberto Neckwear, Limestone Road, Nantyglo	Committed housing site for 19 units.	Outline planning permission (c/2005/0602) was granted in 2006 and has now expired. The site is back in use. Development has not started.
HC1.27	Cwm Farm, Blaina	Committed housing site for 78 units. The site is part self-build and part developer led.	Outline planning was granted for phase 4 (c/2004/0608) in 2005. Outline Planning permission has been granted for 25 dwellings (c/2015/0426; c/2015/0435; c/2016/0007). The site is under construction with 134 units completed to date. The recent permissions should lead to the completion of the site. The site is under construction.
HC1.28	Salem Chapel, Waun Ebbw Road and Pond Road Junction, Nantyglo	Housing commitment for 11 units.	Full planning permission (c/2008/0310) was granted in 2008 which has now lapsed. Two further applications have been granted: Full - c/2022/0091 and Outline - c/2022/0092. No further progress to date.
H1.12	Six Bells Colliery Site, Six Bells	Housing allocation for 40 units.	Proposals are being prepared by a Housing Association. No planning applications received to date.
H1.13	Warm Turn, Six Bells	Housing allocation for 32 units.	No planning applications received. No further progress to date.
H1.14	Roseheyworth Comprehensive, Abertillery	Housing allocation for 33 units.	No planning applications received. No further progress to date.
H1.15	Former Mount Pleasant Court, Brynithel	Housing allocation for 18 units.	No planning applications received. No further progress to date.
H1.16	Hillcrest View, Cwmtillery	Housing allocation for 22 units.	Full planning permission granted (c/2008/0383) in 2010 has now lapsed. Further planning permission has been granted with conditions (C/2020/0043) for 28 units. The development has not been started.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
H1.17	Quarry Adj to Cwm Farm Road, Six Bells	Housing allocation for 22 units.	No planning applications received. No further progress to date.
HC1.29	At Cwm Farm Road, Abertillery	Committed housing site for 20 units.	Since the base date of the plan the outline planning permission 2008/0207 has been renewed by application 2012/0005 and application 2017/0075. Plan app for a bungalow (C/2022/0228) on site renders the southern area of the site undevelopable. Plan app for 4 houses (P/2024/0233) also received on northern area. This is now a small site
HC1.30	Former Swffryd Junior School, Swffryd	Committed housing site for 18 units.	The development is complete.
HC1.31	Land at Penrhiw Estate, Brynithel	Committed housing site for 23 units.	Outline planning permission was granted (2005/0578) in 2006. Full planning permission was granted in 2017 (C/2016/0375) for 31 houses. In 2018 a further application was approved for variation of conditions – for a new site layout and substitution of housing type (C/2018/0109). Planning permission has now expired. No further progress to date.
Gypsy Traveller			
GT1	Land South of Cwmcrachen Gypsy Site, Nantyglo	Accommodation for 6 pitches	A full planning application (c/2015/0399) has been granted for the extension of Cwmcrachen gypsy site for the provision of 4 new pitches, 2 semi-detached utility buildings, new access and associated works. The development has not started.
Transport			
Cycle Routes			
T1.1	HoV Route linking Nine Arches Tredegar to Brynmawr		The development is complete.
T1.2	Link from HoV to Rassau Industrial Estate		The development has not started.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
T1.3	HoV to Ebbw Vale and Cwm		The development is complete.
T1.4	Cwm to Aberbeeg		The development is complete.
T1.5	Link from HOV to Trefil		The development has not started.
T1.6	Links from HoV to Tafarnaubach Industrial Estate		The development has not started.
T1.7	Hilltop to Ebbw Vale to Manmoel		The development has not started.
T1.8	Brynmawr to Blaenavon		The development is complete.
T1.9	Extension of Ebbw Fach Trail from Abertillery to Aberbeeg and completion of missing section through Blaina		The development is complete.
T1.10	Link to Cwmtillery Lakes		The development has not started.
T1.11	Aberbeeg to Royal Oak		The development has not started.
T1.12	Royal Oak to Swffryd		The development has not started.
Rail Network and Station Improvements			
T2.1	Extension of rail link from Parkway to Ebbw Vale Town		The development is complete. The railway line was operational in May 2015.
T2.2	Provision of new station and bus interchange at Ebbw Vale		The development is complete.
T2.3	Extension of rail link to Abertillery		Investigations are underway.
T2.4	Provision of new station and Park		Investigations are underway.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
	and Ride at Abertillery		
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.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
T6.3	Online improvements to the A4048 south of Tredegar		The development has not started.
T6.4	Online improvements to the A467 south of Abertillery		The development has not started.
Employment			
EMP 1.1	Land at Festival Park, Ebbw Vale		The development has not started.
EMP1.2	Land at Tredegar Business Park, Tredegar	Part of Enterprise Zone	The development has not started.
EMP1.3	Land at Rising Sun Industrial Estate, Nantyglo		The development is complete.
EMP 1.4	Rassau Platform A, Ebbw Vale	Part of Enterprise Zone	Planning application received for the construction and operation of a purpose-built glass facility and associated development. (C/2021/0278) Full planning approved subject to the signing of S106. The development has not started.
EMP 1.5	Rassau Platform B, Ebbw Vale	Part of Enterprise Zone	
EMP 1.6	Land at Waun-y-Pound, Tredegar	Part of Enterprise Zone	The north eastern arm of the site has been granted planning permission for: 0.4 ha for a vehicle security park and storage container facility including office facility and weigh bridge. The development is complete. 0.2 ha for the construction of a B2 industrial unit with associated offices and external area. The development is complete. Construction and operation of a 16 MW gas fired standby Short Term Operating Reserve (STOR) power plant. The development is complete. The rest of the site is yet to be developed.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
EMP 1.7	Marine Colliery, Ebbw Vale		The development has not started.
EMP 1.8	Crown Business Park Platform A, Tredegar		C/2020/0062 and C/2020/0064 for the change of use of land to form part of existing car showroom with new vehicular entrance and security fencing. The development has been completed.
EMP1.9	Crown Business Park Platform B, Tredegar		The development has not started.
EMP1.10	Land at Roseheyworth Business Park, Cwmtillery		Planning permission has been granted for 0.79 ha of the site to be developed for a household waste facility, new access road and shop. The development is complete. A further application was granted for 0.04ha of the site to be developed for a single storey education building to be used in association with existing household waste recycling centre (C/2021/0094) – this has been completed. The rest of the site is undeveloped to date.
Education			
ED1.1	Ysgol Gymraeg, Brynmawr	New primary school	The development is complete.
ED1.2	Lower Plateau Six Bells Colliery Site	A new primary school on the former Six Bells Colliery site to replace Bryngwyn and Queen Street	The development is complete.
Community Facilities			
CF1.1	Sirhowy Infants School, Tredegar	Community Centre	The development is complete.
Tourism and Leisure			
TM1.1	Eastern Valley Slopes, Ebbw Vale	Potential for tourism, leisure and education via promotion of access to the countryside and improvement to the natural environment.	The development is complete.
TM1.2	Garden Festival, Ebbw Vale	Proposal to develop Festival Park into a major tourist destination. 3 applications have been granted: c/2010/0132 for Castle, super tubing c/2011/0109 for Vertigo hang loose zip-wire attraction'	The development is complete. Development is unlikely to happen due to site closure.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
		c/2011/0248 for widening of footpaths and creation of new sections for shared use.	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.	Planning permission has been granted for the construction of two pods to create a co working office hub to include information points to promote wellbeing activities (C/2021/0350).The development has been completed. The development for a hotel has not started.
TM1.6	Nantyglo Roundhouse Towers, Nantyglo	Potential for heritage centre and educational resource.	Planning permission has been granted for the conversion of the north wing of the barn to 3 no. holiday units (c/2015/0128). Development is complete. Full planning has been granted for the conversion of south wing barn to form a new bunkhouse accommodation, car parking and picnic area (C/2020/0270) alongside listed building consent C/2020/0269. The development has not started. The educational and heritage potential has not been progressed.
TM1.7	Cwmtillery Lakes, Cwmtillery	Outdoor Gateway and Education facility as a base for outdoor activities.	Community led project which is unlikely to be taken forward. The development has not started.
Formal Leisure			
L1.1	Chartist Way, Tredegar	Informal play space provision	The play area is to be relocated to the south of the site as part of the development of a proposed new Welsh medium primary school (C/2022/0103). No further progress to date.

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
Land Reclamation			
ENV4.1	Pennant Street phase 2, Ebbw Vale		No further progress to date.
ENV4.2	Parc Bryn Bach, Tredegar		No further progress to date.
ENV4.3	Cwmcrachen, Brynmawr		No further progress to date.
ENV4.4	Llanhilleth Pithead Baths, Llanhilleth		Full planning has been granted (P/2025/0058) for the demolition of former pit head baths building and associated structures to create public open space. The development has not yet started.
Cemetery Extensions			
ENV5.1	Cefn Golau Cemetery, Tredegar		The development is complete.
ENV5.2	Dukestown Cemetery, Tredegar		No further progress to date.
ENV5.3	Blaina Cemetery, Blaina		The development is complete.
Waste			
W1.1	Land south of Waun-y-Pound, Tredegar		This site was offered up as part of the Heads of the Valleys Organics project. None of the bidders selected chose to use the site. However, the selected bidder no longer wishes to proceed. The site is no longer required for the organics project. The north eastern arm of the site has since been developed and work has been completed for: a vehicle security park and storage container facility, a B2 industrial unit with associated offices and external area, a 16 MW gas fired standby Short Term Operating Reserve (STOR) power plant.
W1.2	Silent Valley, Ebbw Vale	New bulking / waste transfer facility. Permission granted (2013/0105) in 2013.	The development is complete. Planning permission (c/2015/0057) has been granted for an extension to the existing waste transfer station. The development is complete.

Appendix 2: Housing Trajectory Tables

Tables for Current Local Development Plan

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

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

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

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

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

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

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

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

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

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

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

Table 20: Emerging Replacement Local Development Plan

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

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

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

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