



Blaenau Gwent Local Development Plan

ANNUAL MONITORING REPORT 2021 - 2022



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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 final AMR covering the Adopted LDP plan period (2006 – 2021).

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 shrank by 0.6% in June 2022. Although the economic output stood at 0.9% above pre pandemic levels in February 2020, some regions struggles to reach the pre-pandemic levels.
- The growth outlook has deteriorated. It is expected that, two years of slow or even negative GDP growth will be experienced post 2022.
- Blaenau Gwent is below the Wales average in almost all socio economic indicators though has made a number of improvements in relation to employment this year.

Housing

- The UK housing market is strong with house prices rising. Wales saw the highest house price growth at 15.8% and was the strongest performing part of the UK for the first time since the Nationwide data began in 1973.
- The number of housing completions in Blaenau Gwent is rising but still remains lower than expected.

Policy, Legislation and Statistical Change

National Policy and Legislation

- Suspension of Technical Advice Note 15: Development Flooding and Coastal Erosion (December 2021)
- Development Quality Requirements for Housing Associations and Local Authorities 2021

Regional Policy

- Strategic Development Plan for South East Wales – update

Local Policy and Legislation

- There has been no change in the local policy framework.

Statistics

- There have been no mid-year estimates published this year.
- The 2021 population Census figures have been released. In Blaenau Gwent, the population size has decreased by 4.2%, from around 69,800 in 2011 to 66,900 in 2021.

Local Development Plan Monitoring

The results of the monitoring exercise provide a varied picture of development in Blaenau Gwent. Some of the most notable results are:

Theme 1: Create a Network of Sustainable Vibrant Valley Communities

- The delivery of the strategy for Growth and Regeneration is behind target;
- **1,643** new dwellings were built in the period 2006-2022, which is well below the expected figure of 1,900 homes by 2016 and the plan requirement of 3,500 by 2021;
- In the period 2021-2022 (April to March) **124** new dwellings were built in the County Borough which is slightly below the previous year.
- **0.28 ha** of employment allocations have been delivered during 2021 and 2021;
- **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 **14.6% (2021-2022)** which is a 2.3% decrease from 2020-2021. The Blaenau Gwent vacancy rate is lower than the Wales vacancy rate of 17.7%;
- The 2021 census data has been released and the population figure is 66,900 which is a 4.2% decrease from 69,800 in 2011.
- **27** affordable dwellings were built in 2021-22;
- Only **62.3%** of LDP allocations have been granted planning permission;
- **94%** of development permitted in 2021-22 was on brownfield land which is higher 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 **71.1%** which is up by 0.1% from 2020-21, decreasing the gap with the Wales average to 2%;
- The latest figure for the economically inactive wanting a job is **19.5%** down by 1.4% from 2020-21 and 2.4% higher than the Welsh average;
- Between 2019 and 2020 Blaenau Gwent witnessed a decrease of 500 jobs within manufacturing. Overall there has been a net loss of **1,300** jobs since 2008 (baseline date);
- Between 2019 and 2020 Blaenau Gwent lost **100** jobs in construction, with an overall net loss of **100** jobs since 2008;
- Between 2019 and 2020 Blaenau Gwent lost **250** jobs in services, with an overall net loss of 725 jobs since 2008;

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

- The Fields in Trust (FIT) Standard for outdoor play space provision remained at **1.00 ha** in 2022 which is well below the target of 2.4 ha;
- There has been no loss of Listed Buildings or historic sites this year;

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

- The Plan has a **3-year** land bank which is behind the target of ensuring there is a minimum 10 -year land bank; and
- **64.9%** of waste was recycled during 202-210, this is a slight decrease from the years before but it above the Welsh Government target of 64% by 2021.

Detailed consideration of the results of the monitoring exercise has allowed the Council to make an informed judgement about the nature of the progress that has been made during 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		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	A
	(b) To ensure the improvement of viability in town centres	A
SP4	Delivering Quality Housing	
	(a) To secure the construction of 3,500 net additional dwellings and halt population decline	R
	(b) To ensure the delivery of 1,000 affordable dwellings, 335 of which through planning obligations	R
SP5	Spatial Distribution of Housing Sites	
	(a) To ensure that housing is delivered in all areas in accordance with	R

the Strategy		
(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		A
(c) To avoid development in areas at high risk of flooding		G
THEME 2: CREATE OPPORTUNITIES FOR SUSTAINABLE ECONOMIC GROWTH AND THE PROMOTION OF LEARNING AND SKILLS		
SP8	Sustainable Economic Growth	
(a) To ensure sufficient employment land is provided to increase economic activity		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		G

The results of the monitoring process for 2021-22 indicate that the targets in respect of 4 out of 19 core monitoring aims are on-going, being met or being exceeded (annotated in green) and 8 are not currently being achieved but the situation can be overcome without immediate intervention or are sufficiently progressed not to require direct intervention (annotated in amber). The remaining 7 (annotated in red) are currently falling short of the required pattern of delivery and actions have been identified to address them.

Generally the issues arise due to development levels being far lower than planned which is as a result of external factors beyond the Council's control in relation to the 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 decreased from 9 to 6 in 2020-21. The following triggers were breached this year:

- The net number of additional affordable and general market dwellings built at 1,643 is 46% 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 4 and secured a total of 71 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.
- 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.
- 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 3.35 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 (2019) the Plan only has 3 years and therefore the 100% requirement trigger has been broken.

Sustainability Appraisal (SA) Monitoring

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

Economy

- The average weekly earnings for full time workers in Blaenau Gwent was **£523.30** (2021) which has increased by £69.10 since 2020 and is **£47.60** (2021) less than the average figure for Wales;

Social

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

Environment

- Carbon Dioxide emission tonnes per Capita have decreased from **6.1** in 2007 to **3.9** in 2020;
- **0.84** MW of renewable energy and low carbon energy capacity has been installed this year;
- There has been no decrease in air quality; and
- 0% of Special Landscape Area has been lost to development.

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

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

Sustainability Appraisal Monitoring		
	SA Objective	Result
Economic		
1.	To promote economic growth and strengthen and diversify the economy	R
2.	To increase levels of local employment and ensure distribution of opportunities	G
3.	To enable the development of a strong tourism economy in Blaenau Gwent, complementary to the regional offer	R
4.	To enhance the vitality and viability of town centres	A
Social		
5.	To meet identified housing needs	A
6.	To improve the quality of Blaenau Gwent's housing stock	X
7.	To secure the delivery and maintenance of quality affordable housing	G
8.	To improve educational attainment and increase skill levels	A
9.	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	A
10.	To promote community health, social care and well-being	A
11.	To reduce crime, social disorder and fear of crime	G
12.	To encourage modal shift from private transport to sustainable transport	A
Environment		
13.	To protect and enhance biodiversity across Blaenau Gwent	G
14.	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	G
15.	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss in biodiversity	A
16.	To conserve soil resources and their quality	A
17.	To reduce emissions of greenhouse gases, in particular carbon dioxide	G

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

The results of the monitoring process indicate that the Plan is having a positive impact in respect of 10 of the sustainability objectives (annotated in green), is not having a positive or is having a mixed impact on the majority 11 (annotated in amber); is having a negative impact on 2 objectives (annotated in red) and there is no update available for one (annotated with an X).

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

Conclusions and Recommendations

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

This year the Plan was found to be meeting 4 out of 19 monitoring aims which is one less than last year. The number of monitoring aims identified as not being achieved and needing intervention remained at 8 this year. The number of trigger levels has decreased this year, although 6 trigger levels remain breached. The Plan is not performing in areas such as retail, housing, and employment.

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

Recommendation

As a result of the findings of the Annual Monitoring Report for 2021-22 it is recommended that:

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

1.0 INTRODUCTION

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

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

1.3 This is the eighth AMR to be prepared since the adoption of the LDP and monitors the period 1st April 2021 to 31st March 2022. It provides an opportunity for the Council to assess the impact the LDP is having on social, economic and environmental well-being of the County Borough. Due to tight timescales, the AMR has not been subject to public consultation. This is the final AMR covering the Adopted LDP plan period (2006 – 2021).

Format of the AMR

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

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

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

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

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

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

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

Appendix 2 – Mandatory Indicators provides the results for the WG national indicators which are specifically designed to monitor the delivery of the LDP.

Appendix 3 –sets out the housing trajectory.

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

2.0 MONITORING FRAMEWORK

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

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

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

LDP Monitoring Aims, Indicators, Targets, Triggers and Outcomes

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

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

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

Sustainability Appraisal Objectives and Indicators

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

Replacement Targets and Indicators

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

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

Monitoring Progress

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

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

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

Replacement LDP

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

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

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

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

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

2.15 Towards the end of 2021, the Planning Policy team experienced significant resource issues with the loss of staff due to retirement and sickness. This resulted in further slippage in the revised Delivery Agreement timetable. The team are now back to full capacity and are working on a second revised Delivery Agreement which will set out a new timetable for the delivery of the Replacement Local Development Plan. It is anticipated that this will be approved at the end of 2022 / beginning of 2023.

Local Development Plan Wales (2005)

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

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

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

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

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

3.0 CONTEXTUAL CHANGE

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

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

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

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

External Conditions

Economy

3.4 In June 2022, the UK economy shrank by 0.6%, with polarised growth recorded at regional levels. The economic output stood at 0.9% above pre pandemic levels in February 2020, some regions struggled to reach the pre-pandemic levels. Latest data shows London is growing at its fastest rate, while other regions such as Wales and Midlands experienced a decrease in rates and remain less than pre-pandemic levels.

3.5 The growth outlook for the UK has deteriorated. It is expected that, two years of slow or even negative GDP growth will be experienced post 2022. (Source: PWC UK Economic Outlook)

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 significant improvements this year in terms of employment.

3.7 At the end of December 2021 the employment rate in Blaenau Gwent was 71.1%, an increase of 0.1% from 71% in 2020-21. However, this is 2%% lower than the Welsh average. The unemployed (model based) rate was 3.6%, 0.2% above the Welsh average. In 2021 the gross weekly pay earnings by residence stood at £523.30 which is £47.30 less than the Welsh average and £69.10 more than 2020 (Source: Nomis).

Housing Market

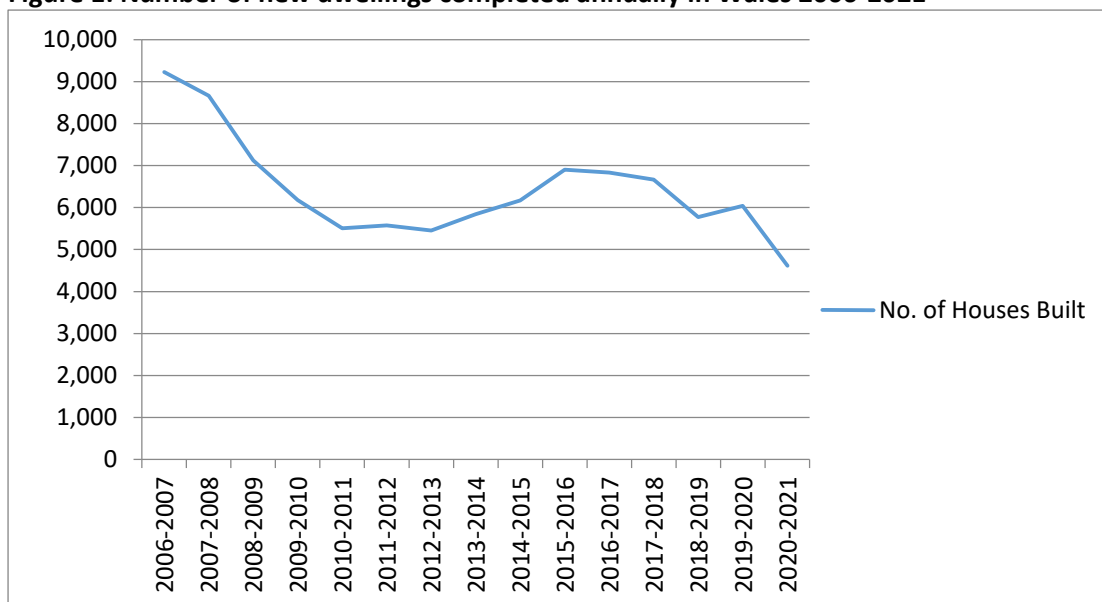
3.8 With house price growth at 10.4%, 2021 was the strongest calendar year for price growth since before the Global Financial Crisis (GFC) in 2008. House prices rose by 1.0% in December alone, according to Nationwide, and annual house price growth has now

exceeded 10% in seven of the last eight months. Demand was driven by the experiences of lockdown and fuelled by the stamp duty holiday. Wales saw the highest house price growth at 15.8%, and was the strongest performing part of the UK for the first time since the Nationwide data began in 1973.

3.9 The top five local authorities for annual house price growth in September were all in Wales, with Ceredigion at 21.6%, the only local authority to exceed 20% house price growth. Blaenau Gwent and Powys followed at 19.4% and 17.1% respectively. (Source: Savills)

3.10 The number of house completions in Wales continues to fall with completions well below that achieved before the recession and well below Welsh Government targets. The number of new dwellings completed in 2019-20 was 6,037 and was up 5% on the previous year. However, in 2020-21, the number of new dwellings completed decreased by 24% to 4,616

Figure 1: Number of new dwellings completed annually in Wales 2006-2021



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. The last two years have seen a rise in completion figures though they still remain very low in comparison to the LDP requirement. Overall completions have been much lower than expected due to Blaenau Gwent only having one private sector national builder operating in the area. This is Lovell Homes at the Ebbw Vale Northern Corridor Site (MU1). However, looking forward things are more positive as Persimmon Homes have commenced construction at the former school and college site adjacent (MU1) and Davies Homes achieved planning permission and are on site at the Northgate Site at The Works (MU2) soon. There has been a decrease in completions this year. 2020 saw the lowest level of small completions (12). Although this figure has risen in the past 2 years, with 27 completions for 2022 they are still below what has been achieved over the past 10 years (39). 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 2006-2022

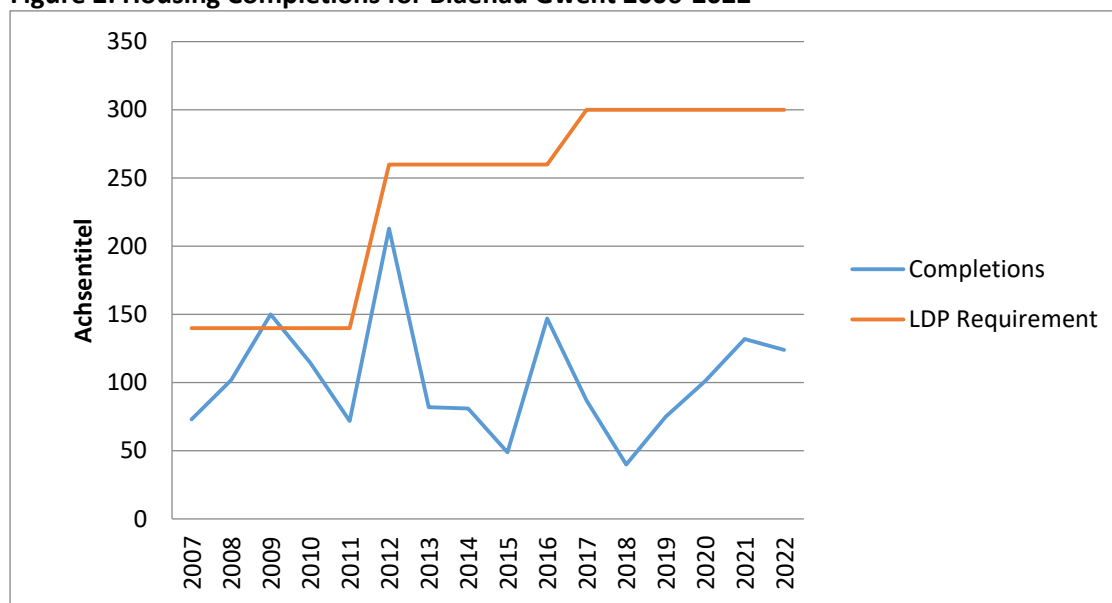
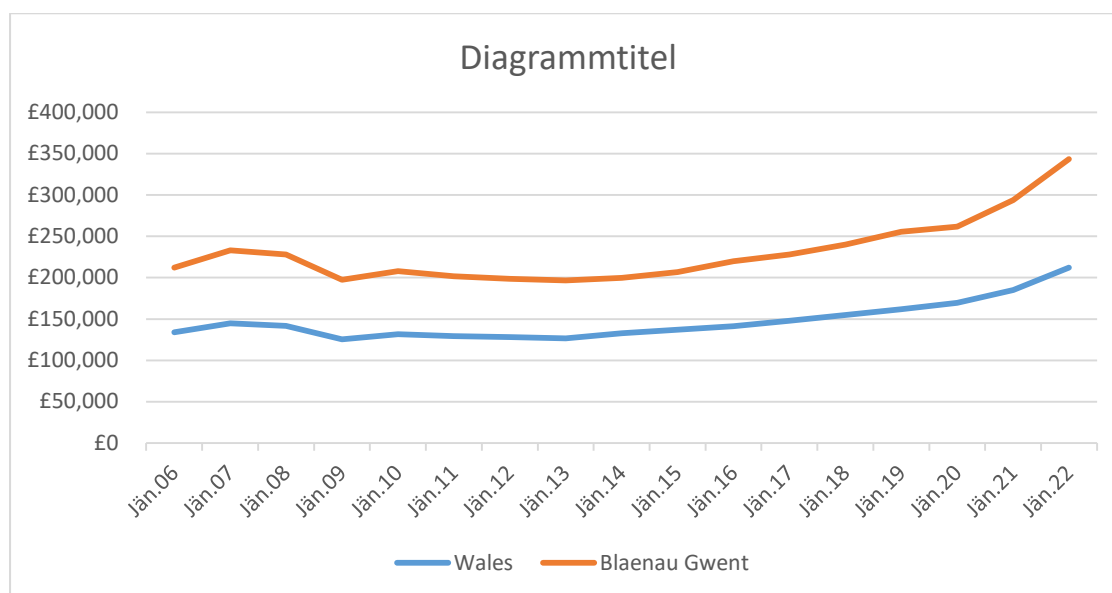


Figure 3: Average House Price in Wales and Blaenau Gwent 2006-2022



3.12 According to the Land Registry, in March 2022 the average house price in Wales was £211,990 whereas the average house price in Blaenau Gwent was £131,596. As can be seen from the graph above house prices in Blaenau Gwent remain below the Wales average. This disparity in house price is partly a reflection of the lack of new homes being built as new houses normally command higher prices.

Planning applications with significant impacts

3.13 The previous AMRs reported on a major planning application in Blaenau Gwent which could have had a significant impact on the economic future of the area: the Circuit of Wales, which received outline planning permission in September 2013. Last year we reported that an application has been made to extend the lifetime of the permission. The application remains undetermined. Work was undertaken to scope out what was required to update and supplement the original Environmental Statement but nothing further was submitted. The situation remains uncertain and will continue to be monitored.

Policy, Legislation and Statistical Changes

Technical Advice Note 15: Development Flooding and Coastal Erosion (December 2021)

3.14 To ensure the planning system plays a full part in adaptation to climate change a new version of TAN 15 was made available on 28 September 2021, in advance of its coming into effect and formal publication on 1 December 2021. The new TAN 15 is accompanied by the Flood Map for Planning, which builds on the Flood Risk Assessment Wales map and includes allowances for climate change. On their publication, they will replace the 2004 version of TAN 15 and the Development Advice Map (which does not include climate change allowances), as well as Technical Advice Note 14: Coastal Planning.

3.15 A letter received from Julie James, Minister for Climate Change explained that to enable local planning authorities to consider fully the impact of the climate change projections on their respective areas, a suspension would be put into place of the new TAN 15 and Flood Map for Planning until 1st June 2023. The existing TAN 15, published in 2004, and the Development Advice Map will continue in the meantime as the framework for assessing flood risk.

3.16 A further letter received from Neil Hemington set out a package of work to be completed by local authorities before June 2023 and key implications for services during the pause period. In summary:

1. Strategic flood consequence assessments - By the end of January 2022, we expect every local planning authority to notify the Welsh Government whether it is undertaking a new SFCA, updating an existing document, or has concluded no further work is necessary. In the case of the latter, a clear justification must be provided.

3.17 Blaenau Gwent confirmed that an SFCA was in preparation for the deposit plan of the Replacement Local Development Plan. This was being undertaken by Wallingford Hydro Solutions Ltd. Blaenau Gwent was also included in a regional SFCA for South East Wales where stage 1 has been completed to date.

Development Quality Requirements for Housing Associations and Local Authorities 2021

3.18 Welsh Development Quality Requirements 2021 (WDQR 2021) Creating Beautiful Homes and Places, sets out the minimum functional quality standards for new and rehabilitated general needs affordable homes. The Welsh Government encourages housing

providers and their consultants to aim for standards beyond the minimum requirements specified here and to adopt a holistic view of quality, recognising the benefit that quality and culturally suitable homes will have on both physical and mental well-being for all.

Regional Policy Framework

Strategic Development Plan for South East Wales

3.19 The Local Government Elections (Wales) Act 2021 (LGEW Act) gained royal assent on 20 January 2021 and provides a framework for establishing Corporate Joint Committees across Wales. This Act provides the basis for delivering specified functions on a regional basis. The initial functions are regional transport planning, strategic development planning and the economic well-being power. Preparation of a Strategic Development Plan (SDP) will enable a more consistent, cost effective approach to plan making, with key decisions taken once at the strategic level. This will be larger than local issues such as the scale of housing growth, jobs and spatial distribution across a number of LPAs planned for in an integrated and comprehensive way.

3.20 Blaenau Gwent forms part of the South East Wales CJC which came into force in February 2022. Welsh Government are encouraging local authorities to start the preparatory work for the SDP now, so there is minimal delay in preparing an SDP.

Local Policy Framework

3.21 There has been no change in the local policy context in 2021-22. Other documents were also added to the LDP evidence base.

Supplementary Planning Guidance

3.22 The Council commissioned consultants to undertake a Green Infrastructure Strategy which is expected to be published in the next few months. This work will now be used to inform the Replacement Local Development Plan and prepare a Green Infrastructure Supplementary Planning Guidance document.

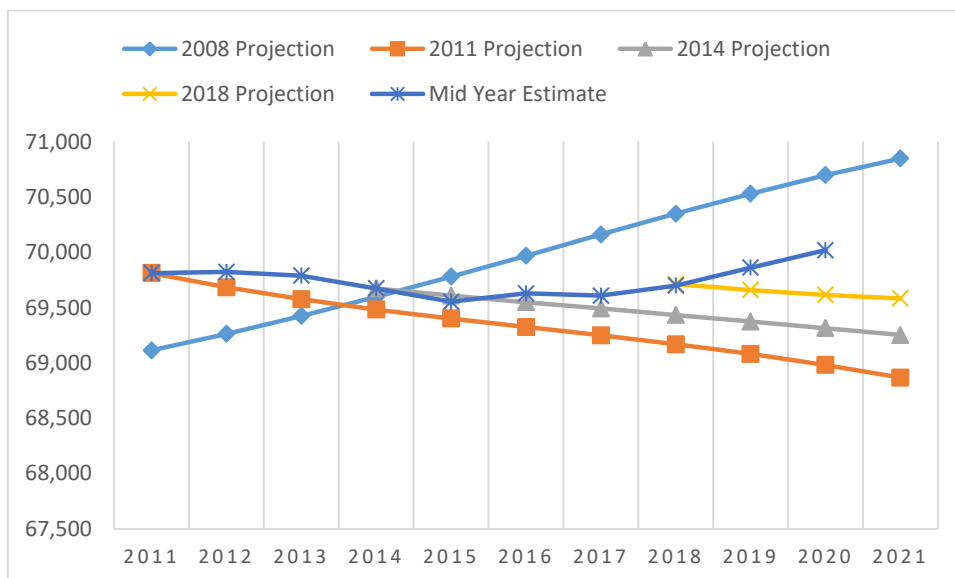
3.23 A list of Local Buildings of Historic Value has been prepared and will be consulted on alongside the RLDP.

Statistics

Mid-Year Estimates

3.24 In 2019 the mid-year estimate for Blaenau Gwent was 69,862 which was a slight increase (162) from the previous year. In 2020 the mid-year estimate stands at 70,020 (2020) which is a further increase of 158. There been no mid-year estimates published this year.

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



Census Population Figure

3.25 The 2021 population census figures have been released. The headline figures published show that in Blaenau Gwent 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. Detailed analysis and breakdowns of the 2021 Census results are not yet available. It is understood that new 2021-based population and household projections will be available in late 2023 at the earliest.

4.0 LOCAL DEVELOPMENT PLAN MONITORING

4.1 The 2019-21 Annual Monitoring Report is the seventh monitoring report to be prepared since the adoption of the Blaenau Gwent LDP. The report provides an important opportunity for the Council to assess the impact that the LDP is having on social, economic and environmental well-being of the County Borough particularly as the Council is entering the final phase of the plan and has commenced preparation of a Replacement Local Development Plan (RLDP).

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

Monitoring Table: SP1

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

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			
		Total	241.5sq m

Between 2021-22, no planning applications have been approved within the town centres for redevelopment proposals that would result in an increase of floorspace. In total, 241.5 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	Not Started
MU2 Land north of the Regain Building The Works, Ebbw Vale	Construction of 9 (B1) business units	1.0	Complete
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 Avenue & associated parking and other infrastructure.	1.7	Not Started
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
2022-21			
MU2 Land to the southern end of Lime	Construction of employment units	2.0 ha	Not started

Avenue, Ebbw Vale	for B1, B2, and B8 uses, new access road and junction off Lime Avenue		
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In addition to allocated sites, in 2021-22, 5,229 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 2.56 ha have been delivered, the 2016 and 2021 targets.

Housing Development

To date 1,449 dwellings have been completed in the Northern Strategy Area which falls short of the 2016 outcome of 1,635 and the 2021 outcome of 3,155.

In terms of the amount of housing delivered and the outcome requirement for 1,635 homes to be delivered by 2016 and 3,155 by 2021, as only 1,325 homes have been delivered, the 2016 target has not been achieved and it is unlikely that the 2021 target will be achieved.

Transport Projects

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

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

In terms of transport projects delivered and the outcome requirement for 13 projects delivered by 2016 the target has not been achieved. The outcome by the end of the Plan is for 19 transport projects to be delivered in the Northern Strategy Area, 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:	
<ul style="list-style-type: none">• A Replacement Local Development Plan is being prepared.	

Monitoring Table: SP2

POLICY SP2	RELEVANT OBJECTIVES:	RELEVANT POLICIES:																																				
Southern Strategy Area – Regeneration	1, 6, 11 & 12	DM1, DM2, DM3, DM5, DM14, DM15, DM16, DM17 R1, H1, HC1, T1, T2, T4, T6, ENV2, ENV3, ENV4, TM1																																				
MONITORING AIM:	To ensure regeneration in the south of the Borough																																					
MONITORING INDICATOR:	MONITORING TARGET:																																					
	Outcome by End of 2016	Outcome by End of Plan (2021)																																				
Amount of land in B use class delivered	Land in B use class 1.5 ha delivered	Land in B use class 1.5 ha delivered																																				
Amount of housing delivered	Housing development 265 homes delivered	Housing development 345 homes delivered																																				
Tourism initiatives	Tourism initiatives 1 initiative delivered																																					
Environmental reclamation projects	Environmental reclamation 1 project delivered																																					
Transport projects	Transport projects 3 projects delivered	Transport projects 5 projects delivered																																				
ANALYSIS OF RESULTS:																																						
<p>The objective of the Southern Strategy Area is to build on the strong sense of community pride and spectacular landscape to secure regeneration and create sustainable communities. To fully understand the progress made in achieving this objective it is necessary to consider the findings of the monitoring exercise in relation to the following interrelated factors:</p> <p>Land in B Use Class</p> <p>By the end of the plan period, 1.5 ha of employment land was expected to be delivered in the Southern Strategy Area.</p> <table border="1"> <thead> <tr> <th>Location</th> <th>Proposal</th> <th>Site Area Ha</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td colspan="4">2018-19</td> </tr> <tr> <td>Roseheyworth Business Park</td> <td>Household waste recycling facility</td> <td>0.79</td> <td>Complete</td> </tr> <tr> <td colspan="4">2019 – 2020</td> </tr> <tr> <td colspan="4">No planning applications approved</td> </tr> <tr> <td colspan="4">2020-2021</td> </tr> <tr> <td colspan="4">No planning applications approved</td> </tr> <tr> <td colspan="4">2021-2022</td> </tr> <tr> <td colspan="4">No planning applications approved</td> </tr> </tbody> </table> <p>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.</p> <p>Housing Development</p> <p>To date, 111 homes have been delivered in the Southern Strategy Area which falls short of the 2016 outcome of 265 and the 2021 outcome requirement figure of 345.</p> <p>In terms of the amount of housing delivered and the outcome of 265 homes to be delivered by</p>			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			
Location	Proposal	Site Area Ha	Status																																			
2018-19																																						
Roseheyworth Business Park	Household waste recycling facility	0.79	Complete																																			
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2020-2021																																						
No planning applications approved																																						
2021-2022																																						
No planning applications approved																																						

2016 and 345 by 2021, with only 111 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 in the Southern Strategy Area to be delivered by 2016.

The Council is looking to purchase or CPO the Llanhilleth Pit Head Baths property if necessary to redevelop it.

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

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 2021-22.

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.

PERFORMANCE:	R
ACTION:	
<ul style="list-style-type: none"> A Replacement Local Development Plan is being prepared. 	

Monitoring Table: SP3 (a)

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

ANALYSIS OF RESULTS:

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

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

The table below shows the % of A1 uses in the Principal and District Town Centres for 2009; and 2014-2022 and the percentage change between 2009 and 2022:

% of A1 Uses in Primary Retail Area											
Town	Year										% Change 2009 - 2022
	09	14	15	16	17	18	19	20	21	22	
Ebbw Vale	61	61	62	68	61	59	61	67	56	59	-2
Abertillery	45	45	45	45	41	40	44	49	47	50	+5
Brynmawr	61	62	54	53	53	58	58	61	58	64	+3
Tredegar	67	61	63	56	54	51	50	52	41	60	-7

Source: Blaenau Gwent Annual Town Centre Surveys

In 2020-21, the percentage change of A1 uses in the Primary Retail Areas presented a bleak picture across the principal and district town centres which suggested that the impact of the Covid -19 pandemic was becoming apparent. However, latest figures for the period 2021-22 reveal that all of the towns have witnessed an increase in the percentage of A1 uses in the primary retail areas, the most significant increase being in Tredegar with a 19% increase, although it remains 7% below the 2009 base level. Abertillery is at 50% which is the highest percentage the town has achieved across the span of AMRs and is now 5% higher than the 2009 base level. Brynmawr has also witnessed an increase and is now 3% higher than the 2009 base level. The improvement in Ebbw Vale, although moving in a positive direction has been slower and remains 2% lower than 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 (-2%).

In terms of increasing the % of A1 uses in the Abertillery Primary Retail Area from a base of 45% the target has been achieved (+5%).

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 (+3%).

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 (-7%).

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

PERFORMANCE:

A

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 2014-2022; and the difference in vacancy rates between 2009 and 2022:

Percentage of Vacant Units in the Town Centre											
Town Centre	Year										% Change 2009 – 2022
	09	14	15	16	17	18	19	20	21	22	
Ebbw Vale	11.5	11	11	13	14.5	11.9	11.9	9.4	17	15	+3.5
Abertillery	20	23	23	18	24	18.8	18	18	19	17	-3
Brynmawr	11	11.1	9	10	10	11.7	8.7	11	8	6	-5
Tredegar	12	18.6	19.4	18	17	19	24	21	19	14	+2
Blaina	25	27.3	22.6	21.8	21.8	20.8	26	28	25	26	+1
Overall Vacancy Rates	15	17.5	18.3	15.9	17.3	16.4	17.4	16.7	16.9	14.6	-0.4%

Source: Blaenau Gwent Town Centre Surveys

The overall vacancy rate for the town centres is 14.6% (2021-22) which is a 2.3% decrease on last year and a 0.4% increase from 2009. The Blaenau Gwent vacancy rate is lower than the Wales vacancy rate of 17.7% (Welsh Retail Consortium).

The vacancy rate in Ebbw Vale slightly decreased in 2021 to 15% although it remains 3.5% above the 2009 base vacancy rate. The main reason for the high vacancy rate is the sub division of a large unit into smaller units and a number of these units remaining vacant.

The vacancy rate in Abertillery, at 17% is a slight decrease from the previous year (2%) and remains 3% lower than in 2009.

The vacancy rate for Brynmawr has decreased to 6% which is 2% lower than 2021 and is the lowest it has ever been which is very positive. It is also 5% lower than the 2009 base vacancy rate. Brynmawr has the lowest vacancy rate out of all of the Blaenau Gwent town centres.

In Tredegar, the vacancy rate percentage decreased by 5% in 2022 when compared to the previous year although it remains 2% higher than that of 2009.

The vacancy rate in Blaina has increased by 1% this year, the only town centre whose vacancy rate has increased. The vacancy rate is 1% higher than that in 2009.

Town	Status	Total No. of Commercial Premises in 2009	% Vacant Units 2009	Total No of Commercial Premises 2022	% Vacant Units 2022	% Change 2009-2022
Blaenau Gwent						
Ebbw Vale	Principal Town Centre	139	11.5%	125	15%	+3.5%
Abertillery	District Local Town Centre	159	20%	126	17%	-3%
Brynmawr	District Local Town Centre	155	11%	102	6%	-5%
Tredegar	District Local Town Centre	170	12%	154	14%	+2%
Blaina	Local Town Centre	64	25%	53	26%	+1%
Caerphilly						
Bargoed	Principal Town	138	19%	147	24.5%	+5.5%
Rhymney	Local Centre	31	6%	No longer monitored by CCBC		
Merthyr Tydfil						
Merthyr Town	Principal Town	No data available	13%	339	13.86%	+0.86%
Rhondda Cynon Taf						
Aberdare	Principal Town	223	15%	220	15.91%	+0.91%
Ferndale	Key Settlement	46	13.0%	46	19.57%	+6.57%
Mountain Ash	Key Settlement	94	14.9%	91	21.98%	+7.08%
Treorchy	Key Settlement	114	6.1%	120	1.67%	-4.43%

The picture in Blaenau Gwent is similar to other Heads of the Valleys towns. In 2021-22, several of the towns across the Heads of the Valleys, namely Abertillery, Brynmawr and Treorchy witnessed decreases in vacancy rates compared to the 2009 base rate. However, all of the other towns witnessed an increase in vacancy rate in 2021-22 which means it is higher than what it was in 2009. The worst performing towns are Mountain Ash, Ferndale and Bargoed which means that their vacancy rates are significantly higher than the 2009 base rate. Abertillery, Brynmawr, and Treorchy are the only centres that have witnessed decreases in their vacancy rates for the years 2021-22.

In terms of reducing the vacancy rate in Ebbw Vale from a base level of 11.5% the target has not been achieved (+3.5%).

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

<p>achieved (-3%). In terms of reducing the vacancy rate in Brynmawr from a base level of 11.6% the target has been achieved (-5%). In terms of reducing the vacancy rate in Tredegar from a base level of 12.4% the target has not been achieved (+2%). In terms of reducing the vacancy rate in Blaina from a base level of 25% the target has not been achieved (+1%).</p> <p>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.</p>	
PERFORMANCE:	A

Monitoring Table: SP4 (a)

POLICY SP4	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Delivering Quality Housing	2 & 3	DM1, DM2, DM3, DM7, DM8, DM9 & DM12 MU1, MU2, MU3, H1, & HC1
MONITORING AIM:SP4 (a)	To secure construction of 3,500 net additional dwellings by 2021 and halt population decline	
MONITORING INDICATOR :	MONITORING TARGET:	
	Outcome by End of 2016	Outcome by End of Plan (2021)
Net number of additional affordable and general market dwellings built per annum	Completion of 1,900 homes	Completion of 3,500 homes
Population level of Blaenau Gwent	Increase population to 69,968	Increase population to 70,849
Percentage of vacant properties	Decrease vacancy rate of residential properties to 4.5%	Decrease vacancy rate of residential properties to 4%
ANALYSIS OF RESULTS:		
<p>To stem out-migration and attract people to the area Policy SP4 makes provision for the delivery of 3,500 new dwellings and aims to increase the population of the Borough to 70,894 by 2021. The monitoring targets set to measure success are the completion of homes and population levels. This is also an indicator that measures the vacancy rate of residential properties as the Plan relies on reducing vacancy rates to meet its overall housing requirement figure.</p>		
Net number of additional affordable and general market dwellings built		
Year	Net number of additional affordable and general market dwellings built	
2006 – 2013	807	
2013-2014	81	
2014 – 2015	49	
2015-2016	147	
2016-2017	87	
2017-2018	40	
2018-2019	75	
2019-2020	101	
2020-2021	132	
2021 - 2022	124	

Total to date	1,643
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The above table identifies that 1,643 homes have been built to date which is less than half of the Plan requirement of 3,500 by 2021.

There has been a decrease in completions this year. 2020 saw the lowest level of small site completions (12). Although this figure has risen in the past 2 years, with 27 completions for 2022 they are still below what has been achieved over the past 10 years (39).

In terms of the net number of additional affordable and general market dwellings built and the outcome requirement for 3,500 by 2021 at 1,643 the LDP is behind target and has failed to meet the 2021 outcome requirement. It is 46% 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	
Population	69,674	69,554	69,628	69,609	69,700	69,862	70,020	

The latest mid-year estimate (2020) is 70,020. There has been slight increase in the last two years but we are within reach of meeting the target of 70,849 set for 2021.

The 2021 census data has been released and the population figure is 66,900

Although we said last year that the plan is on target of reaching the population level 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.

Percentage of Vacant Properties

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

Year	2001	2011
Vacancy Rate	5.7%	4.8%

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

The new 2021 Census figures on vacancy rates has not yet been published therefore there is no update available for this monitoring outcome.

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

The monitoring aim to secure the construction of 3,500 net additional dwellings by 2021 and halt population has not been achieved.	
PERFORMANCE:	R
ACTIONS:	
<ul style="list-style-type: none">• A Replacement Local Development Plan is being prepared.	

Monitoring Table: SP4 (b)

POLICY SP4	RELEVANT OBJECTIVES:	RELEVANT POLICIES:																								
Delivering Quality Housing	2 & 3	DM1, DM2, DM3, DM7, DM8, DM9 & DM12 MU1, MU2, MU3, H1, & HC1																								
MONITORING AIM: SP4 (b)	To ensure the delivery of 1,000 affordable dwellings, 335 of which through planning obligations																									
MONITORING INDICATOR :	MONITORING TARGET:																									
	Outcome by End of 2016	Outcome by End of Plan (2021)																								
Number of net additional affordable dwellings built per annum	224 affordable dwellings through S106 agreements	335 affordable dwellings through S106 agreements																								
	ANNUAL MONITORING TARGET:																									
Change in viability	Change in sales value per sq m																									
	A change that would impact on viability of development - building regulations and code for sustainable homes																									
ANALYSIS OF RESULTS:																										
<p>The second part of Policy SP4 is to ensure that local housing need is met and sustainable linked communities are created. The monitoring targets set to monitor its success are the number of net additional affordable dwellings built per annum and a change that would impact on viability of development.</p> <p><u>Number of net additional affordable dwellings built per annum</u></p> <p>Part of delivering quality housing is ensuring that local housing need is met. This involves the delivery of a mix of tenure including social rented, intermediate rent and low cost homes. Overall the Plan aims to deliver 1,000 affordable properties by 2021.</p>																										
<table border="1"> <thead> <tr> <th>Year</th> <th>Number of net additional affordable dwellings Completed</th> </tr> </thead> <tbody> <tr> <td>2006- 2013</td> <td>317</td> </tr> <tr> <td>2013-2014</td> <td>41</td> </tr> <tr> <td>2014-2015</td> <td>7</td> </tr> <tr> <td>2015-2016</td> <td>63</td> </tr> <tr> <td>2016-2017</td> <td>48</td> </tr> <tr> <td>2017-2018</td> <td>0</td> </tr> <tr> <td>2018-2019</td> <td>31</td> </tr> <tr> <td>2019-2020</td> <td>0</td> </tr> <tr> <td>2020-2021</td> <td>72</td> </tr> <tr> <td>2021-2022</td> <td>27</td> </tr> <tr> <td>Total</td> <td>606</td> </tr> </tbody> </table>			Year	Number of net additional affordable dwellings Completed	2006- 2013	317	2013-2014	41	2014-2015	7	2015-2016	63	2016-2017	48	2017-2018	0	2018-2019	31	2019-2020	0	2020-2021	72	2021-2022	27	Total	606
Year	Number of net additional affordable dwellings Completed																									
2006- 2013	317																									
2013-2014	41																									
2014-2015	7																									
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2017-2018	0																									
2018-2019	31																									
2019-2020	0																									
2020-2021	72																									
2021-2022	27																									
Total	606																									
<p>In the Plan period 606 affordable dwellings have been delivered therefore the 2021 target of 1,000 has not been met. However, if all the schemes under construction or in the pipeline are delivered as planned this figure would increase to 736.</p>																										
Development	Number of affordable units in pipeline	Progress																								
Greenacres, Tredegar	18	Site completed																								

Infants School and Griffin Yard, Brynmawr	36	Not started but in SHG programme
Land at Bryn Serth, Ebbw Vale	21	Site completed
Land at Waun-y-Pond, College Road, Ebbw Vale	55	Site under construction
Total	130	

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

In terms of the number of net additional affordable houses built per annum and the requirement for 1,000 by the end of the Plan period, with a figure of 606 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
Total	4

Of the 1,000 total affordable properties 335 are to be secured through S106 Agreements by 2021. To date only 4 units have been delivered through S106 agreements without the aid of Social Housing Grant. These are the 4 units provided on the Peacehaven, Tredegar Site.

However, a further 169 units and a financial contribution to deliver 5.4 units have been secured, a further 39.5 units and a financial contribution to deliver 7.4 units 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)	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
	32 units Financial contribution equivalent of 5.4 units
Rhyd -y- Blew (subject to signing of S106)	25
Pantforest, Ebbw Vale (subject to signing of S106)	Financial contribution equivalent to 2 affordable homes
Land at Nant-y-Croft (subject to signing of S106)	5
Land at Ashvale Sports Club (subject	2

to signing of S106)	
Land to the east of Blaina Road (subject to signing of S106)	2 Plus financial contribution for 0.5 a house
Northgate, The Works (subject to signing of S106)	5 Plus financial contribution of £83,539
	39 Plus financial contribution equivalent of 2.5 houses plus £83,539
Total	71 units Plus financial contribution equivalent of 7.9 houses and £83,539

The figure of 208.5 falls well short of the target of 335 by 2021 and reflects the lack of confidence in the private sector housing market in Blaenau Gwent and the wider problems in the housing market.

In terms of the number of net additional affordable houses delivered through S106 per annum and the outcome requirement for 335 by 2021, having only delivered 4 and secured a total of 71 units the Plan has failed to meet the 2021 requirement. It also breaks the trigger of being below 20% of the 335 target for 2021.

Change in viability

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

Year	Source	Sales values per sq m
2010	Affordable Housing Viability Assessment	£1,700
2014	Based on an assessment of Peacehaven, Tredegar	£1,377.40
2015	CIL Report	£1,500 - £1,700
2016	Based on an assessment of Peacehaven, Tredegar	£1,548
2017	Based on an assessment of Peacehaven, Tredegar	£1,679.29
2018	Based on an assessment of Peacehaven, Tredegar	£1,787.58

The Affordable Housing Viability Assessment undertaken in 2010 was based on sales values of £1,700 per sq. m. The Council has since undertaken viability work to inform a decision on the introduction of the Community Infrastructure Levy. The sales values identified in this work vary across the Borough, from £1,500 in the south of the Borough to £1,700 in the Ebbw Vale area. This work is informing a revised Planning Obligations Supplementary Planning Guidance (SPG) document and future S106 negotiations. Since 2014, we have monitored sales values at Peacehaven, Tredegar and these have increased from £1,377.4 to £1,787.58, an increase of 30%. All houses at the site are now sold and it is therefore no longer possible to monitor sales values at the site.

The year has seen a further increase in house prices and hence sales values. Average house prices have increased from £106,453 in April 2021 to £125,585 in April 2022 an increase of £19,132 or 18% (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 £58,121 or 86% when compared to April

2022 (Source: Land Registry).

Average prices for new build properties increased from £215,899 in April 2021 to £281,368 in April 2022, an increase of £65,469 or 30% (Source: Land Registry). Average new build property prices in November 2012 when the LDP was Adopted were £127,529, meaning an increase new build property prices of £153,839 or 121% when compared to April 2022 (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:	
<ul style="list-style-type: none"> • A Replacement Local Development Plan is being prepared. • A Viability Assessment is being prepared to support the Replacement Local Development Plan. 	

Monitoring Table: SP5 (a)

POLICY SP5	RELEVANT OBJECTIVES:	RELEVANT POLICIES:																																																																																					
Spatial Distribution of Housing	3	MU1, MU2, MU3, H1, & HC1																																																																																					
MONITORING AIM: SP5 (a)	To ensure the delivery of housing in accordance with the strategy																																																																																						
MONITORING INDICATOR:	ANNUAL MONITORING TARGET:																																																																																						
The annual level of housing completions monitored against the Average Annual Requirement (AAR)	Under delivery of annual completions on two consecutive years																																																																																						
Total cumulative completions monitored against the cumulative requirement (Cumulative AAR)	Under delivery of completions on two consecutive years																																																																																						
Land available for Gypsy and Traveller units	Land Available - loss of land to other uses																																																																																						
ANALYSIS OF RESULTS:																																																																																							
<p>In March 2020, Welsh Government announced changes to the way in which housing delivery is monitored. The changes to PPW remove the five-year housing land supply policy and replace it with a housing trajectory as the basis for monitoring the delivery of development plan housing requirements in Annual Monitoring Reports.</p> <p>To ensure the delivery of housing in accordance with the strategy, the plan now monitors the annual level of housing completions against the average annual requirement and cumulative completions against the cumulative housing requirement. The availability of land for Gypsy and Traveller units is also monitored.</p> <p>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.</p> <p>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.</p>																																																																																							
<table border="1"> <thead> <tr> <th>Year</th> <th>2007</th> <th>2008</th> <th>2009</th> <th>2010</th> <th>2011</th> <th>2012</th> <th>2013</th> <th>2014</th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> <th>2019</th> <th>2020</th> <th>2021</th> <th>2022</th> </tr> </thead> <tbody> <tr> <td>AAR</td> <td>233</td> <td>233</td> <td>233</td> <td>233</td> <td>233</td> <td>233</td> <td>233</td> <td>233</td> <td>233</td> <td>233</td> <td>233</td> <td>233</td> <td>233</td> <td>233</td> <td>233</td> <td>233</td> </tr> <tr> <td>ACR</td> <td>73</td> <td>102</td> <td>150</td> <td>115</td> <td>72</td> <td>213</td> <td>82</td> <td>81</td> <td>49</td> <td>147</td> <td>87</td> <td>40</td> <td>75</td> <td>101</td> <td>132</td> <td>124</td> </tr> <tr> <td>No.</td> <td>-160</td> <td>-131</td> <td>-83</td> <td>-118</td> <td>-161</td> <td>-20</td> <td>-151</td> <td>-152</td> <td>-184</td> <td>-86</td> <td>-146</td> <td>-193</td> <td>-158</td> <td>-132</td> <td>-101</td> <td>-109</td> </tr> <tr> <td>%</td> <td>-68</td> <td>-56</td> <td>-36</td> <td>-51</td> <td>-69</td> <td>-9</td> <td>-65</td> <td>-65</td> <td>-78</td> <td>-40</td> <td>-63</td> <td>-83</td> <td>-68</td> <td>-57</td> <td>-43</td> <td>-47</td> </tr> </tbody> </table>			Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	AAR	233	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	124	No.	-160	-131	-83	-118	-161	-20	-151	-152	-184	-86	-146	-193	-158	-132	-101	-109	%	-68	-56	-36	-51	-69	-9	-65	-65	-78	-40	-63	-83	-68	-57	-43	-47
Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022																																																																							
AAR	233	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	124																																																																							
No.	-160	-131	-83	-118	-161	-20	-151	-152	-184	-86	-146	-193	-158	-132	-101	-109																																																																							
%	-68	-56	-36	-51	-69	-9	-65	-65	-78	-40	-63	-83	-68	-57	-43	-47																																																																							
<p>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.</p> <p>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.</p>																																																																																							

The second of these indicators measures the total cumulative completions monitored against the cumulative requirement (Cumulative AAR). Again 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. It should be noted that the adopted LDP is now beyond the 2006 – 2021 plan period and this AMR covers the monitoring period to 31st March 2022. The cumulative completions, however, remain 53% less than the adopted LDP housing requirement for 2021.

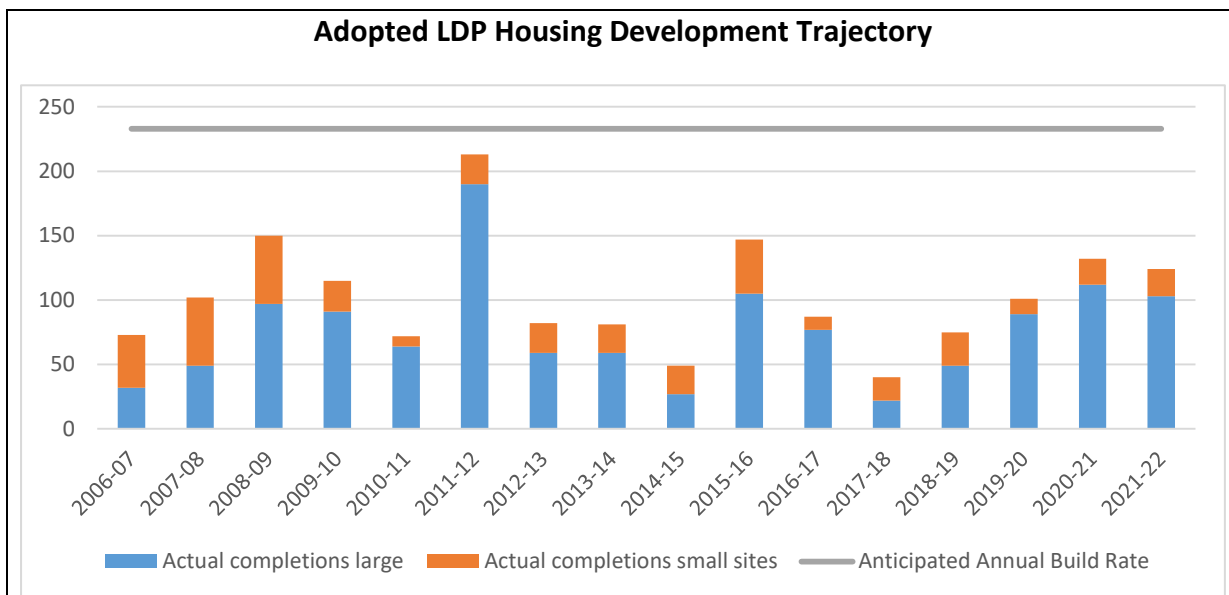
Year	'07	'08	'09	'10	'11	'12	'13	'14	'15	'16	'17	'18	'19	'20	'21	'22
CAAR	233	466	699	932	1,165	1,398	1,631	1,864	2,097	2,330	2,563	2,796	3,029	3,262	3,500	3,500
CACR	73	175	325	440	512	725	807	888	937	1,084	1,171	1,211	1,286	1,387	1,519	1,643
No.	-160	-291	-374	-492	-653	-673	-824	-976	-1,160	-1,246	-1,392	-1,585	-1,743	-1,875	-1,981	-1,857
%	-69	-62	-53	-53	-56	-48	-51	-52	-55	-53	-54	-62	-57	-57	-57	-53

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

The DPM also requires that the components of housing supply, including site allocations, large and small windfalls should be monitored separately and included on a graph to be included in the AMR.

Annual Completions Compared against the AAR

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
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	2021-22
Actual recorded completion on large sites during year	32	49	97	91	64	190	59	59	27	105	77	22	49	89	112	103
Actual recorded completion on small sites during year	41	53	53	24	8	23	23	22	22	42	10	18	26	12	20	21
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	124
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	3,500



Emerging Replacement Local Development Plan

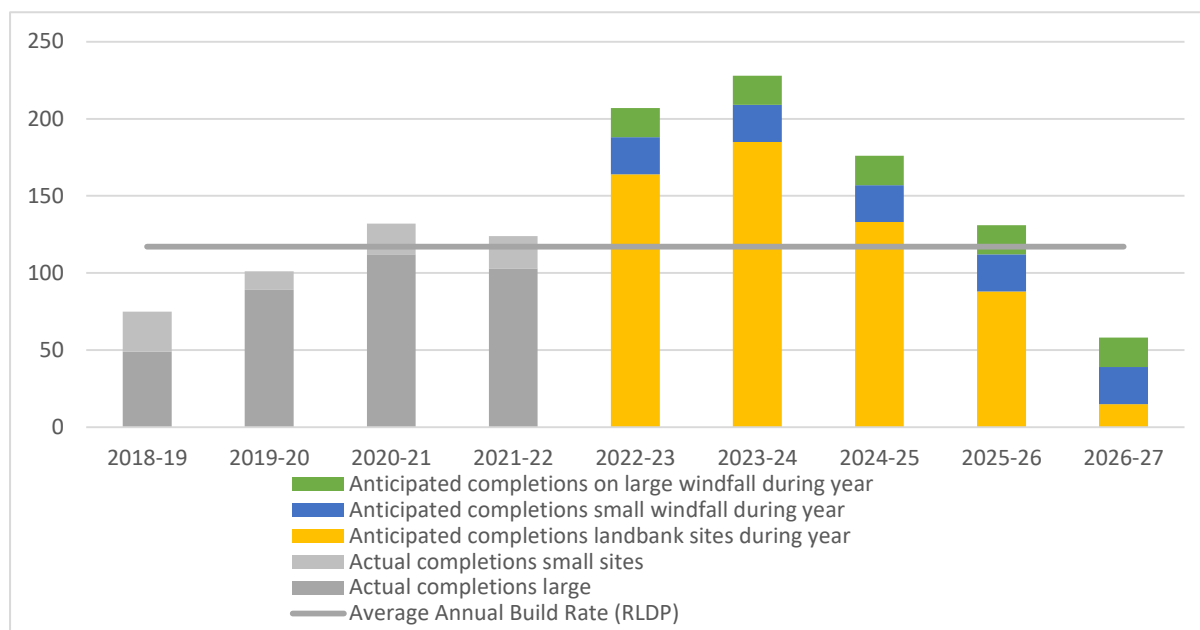
An interim forward looking housing trajectory has been prepared in consultation with the Housing Stakeholder Group based on the emerging Replacement LDP Preferred Strategy and is shown in the table and graph below. Welsh Government advises that this provides a more useful comparison. However, this exercise is limited in scope as the group has looked at the next 5 years and not the whole plan period given allocations have not yet been identified in the Replacement Deposit Plan.

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											
Actual completion on small sites	26	12	20	21											
Anticipated completions on allocated sites during year															
Anticipated landbank completions during year					164	185	133	88	15						
*Anticipated completions large windfall during year					19	19	19	19	19						
*Anticipated completions small windfall during year					24	24	24	24	24						
Total Actual Completions (E+F+G+H+I+J)	75	101	132	124	207	228	176	131	58						
Total LDP Housing Requirement	117	117	117	117	117	117	117	117	117	117	117	117	117	117	117

*as set out in the Council's [Housing Supply Background Paper January 2020](#)

Emerging Replacement Local Development Plan Trajectory – 2018-2026



Year	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
AAR	117	117	117	117	117	117	117	117	117
ACR	75	101	132	124	207	228	176	131	58
No.	-42	-16	+15	+7	+90	+111	+59	+14	-59
%	-36	-14	+13	+6	+77	+95	+50	+12	-50

In terms of the new trajectory the 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 and it is anticipated that the build rate will exceed the AAR in the next few years. This is mainly due to higher levels of completions and sales at the Land at Waun Y Pound College Road (allocated under policy MU1 in the Adopted LDP and being delivered by Persimmon Homes). The Council will continue to work with site promoters through the site assessment process and in the preparation of the Replacement Deposit Plan, which will include and a comprehensive housing trajectory.

Land Available for Gypsy and Traveller units (GT1)

As part of policy SP4’s aim, of meeting local housing need a site was included in the Plan to accommodate unmet gypsy and traveller needs. The trigger point is the loss of the proposed site to other uses – the land is currently vacant and thus the trigger has not been broken. Although, a planning application has been approved for the development of 4 new pitches at this site the need to improve the existing facility will mean that this land will no longer be available.

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

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

PERFORMANCE: R

ACTIONS:

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

Monitoring Table: SP5 (b)

POLICY SP5	RELEVANT OBJECTIVES:	RELEVANT POLICIES:		
Spatial Distribution of Housing	3	MU1, MU2, MU3, H1, & HC1		
MONITORING AIM: SP5 (b)	To ensure the delivery of housing in accordance with the strategy and to increase build rates over the plan period			
MONITORING INDICATOR:	MONITORING TARGET:			
	Outcome by End of 2016	Outcome by End of Plan (2021)		
Percentage of housing developments delivered in hub areas in accordance with the Plan's phasing	Ebbw Vale – 55%	Ebbw Vale – 60%		
	Tredegar – 25%	Tredegar – 20%		
	Upper Ebbw Fach – 10%	Upper Ebbw Fach – 15%		
	Lower Ebbw Fach – 10%	Lower Ebbw Fach – 5%		
To ensure the delivery of housing in accordance with the strategy, the plan monitors the percentage of build rates in the four hub areas. These are compared against a set of expected outcomes figures.				
Percentage of housing developments delivered in hub areas in accordance with the Plan's phasing				
Area	Number of Houses Delivered from April 2006 to April 2022	Percentage	Expected Outcome by 2016	Expected Outcome by 2021
Ebbw Vale	717	43%	55%	60%
Tredegar	490	30%	25%	20%
Upper Ebbw Fach	308	19%	10%	15%
Lower Ebbw Fach	128	8%	10%	5%
Total	1,643			
At 45% it is clear that Ebbw Vale has underperformed against the expected outcome of 60% by 2021. However, the situation is improving with work having commenced on two large sites at Ebbw Vale Northern Corridor (MU1) (Bryn Serth Road and College Road). The Northgate site on The Works (MU2) has now been sold and an application has been approved subject to the signing of a S106. This level of delivery has contributed towards the overall plan target of 3,500 dwellings over the plan period not being met.				
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 45%, 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 29%, it is above the 2021 target.				
In terms of the percentage of housing developments delivered in the Upper Ebbw Fach hub area and the outcome requirement for 15% by 2021 the Plan, at 18%, is above the 2021 target.				
In terms of the percentage of housing developments delivered in the Lower Ebbw Fach hub area and the outcome requirement for 5% by 2021 the Plan, at 7%, is above the 2021 target.				
The monitoring aim to ensure the delivery of housing in accordance with the strategy and to increase build rates over the plan period has not been achieved.				
PERFORMANCE:	R			
ACTIONS:	<ul style="list-style-type: none"> A Replacement Local Development Plan is being prepared and will include a new spatial strategy. 			

Monitoring Table: SP6

POLICY SP6	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Ensuring Accessibility	4	DM1 T1, T2, T3, T4, T5 & T6
MONITORING AIM :	To ensure improved connectivity within Blaenau Gwent and with the wider area	
MONITORING INDICATOR :	MONITORING TARGET :	
	Outcome by End of 2016	Outcome by End of Plan (2021)
Number of highway and public transport schemes implemented	Transport projects 13 projects delivered	Transport projects 26 projects delivered
ANALYSIS OF RESULTS:		
Policy SP6 is aimed at ensuring accessibility, the monitoring aim is to ensure that connectivity within Blaenau Gwent is improved. This is to be measured through the delivery of schemes identified in the Plan.		
Number of highway and public transport schemes implemented		
Highway and public transport schemes implemented		
Cycle Routes		
T1.1	HoV Route linking 9 Arches Tredegar to Brynmawr	
T1.3	HoV to Ebbw Vale and Cwm	
T1.4	Cwm to Aberbeeg	
T1.8	Brynmawr to Blaenavon	
T1.9	Extension to Ebbw Fach Trail from Abertillery to Aberbeeg and completion of missing section through Blaina	
Rail Network and Station Improvements		
T2.1	Extension of rail link from Ebbw Vale Parkway to Ebbw Vale Town	
T2.2	Provision of new station and bus interchange at Ebbw Vale	
Improvement to Bus Services		
T4.2	Bus Interchange improvement at Brynmawr	
T4.3	Bus interchange improvement at Ebbw Vale	
New Roads to Facilitate Development		
T5.1	Construction of the Peripheral Distributor Road through 'The Works'	
T5.2	Online improvements between the Peripheral Distributor Road and the A465	
Regeneration Led Highway Schemes		
T6.1	Dualling of the Heads of the Valleys Road (Phase 3 complete and Phase 2 underway)	
No further schemes have been completed. At 12 schemes completed the Plan is 14 schemes short of the outcome of 26 by 2021.		
Further information regarding proposals and planning permission for these sites are contained in Appendix 1 – Status of Allocations.		
In terms of the number of transport schemes implemented and the outcome for 26 by 2021 the Plan, with 12 schemes completed has failed to meet the 2021 target.		
The monitoring aim to ensure improved connectivity within Blaenau Gwent and with the wider area has not been met.		
PERFORMANCE:	R	

ACTIONS:

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

Monitoring Table: SP7 (a)

POLICY SP7	RELEVANT OBJECTIVES:	RELEVANT POLICIES:																		
Climate Change	6	DM1, DM2 & DM4																		
MONITORING AIM: SP7 (a)	To ensure that more of the County Borough's electricity and heat requirements are generated by renewable and low zero carbon energy																			
MONITORING INDICATOR:	MONITORING TARGET:																			
Progress on the adoption of an Energy Opportunities Plan	Outcome by End of 2016	Outcome by End of Plan (2021)																		
	The Energy Opportunities Plan will be adopted by the Council																			
The capacity of renewable energy developments installed per annum	ANNUAL MONITORING TARGET:																			
	All major applications provide evidence of consideration to the generation of renewable energy																			
ANALYSIS OF RESULTS:																				
<p>Policy SP7 seeks to address the causes of climate change. As part of this, the Policy aims to ensure that more of the County Borough's electricity and heat requirements are generated by renewable and low zero carbon energy.</p> <p><u>Energy Opportunities Plan</u> 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:</p>																				
<table border="1"> <thead> <tr> <th>Project Name</th> <th>Technology</th> </tr> </thead> <tbody> <tr> <td>RE:FIT</td> <td>Lighting, CHP, Solar, PV et al</td> </tr> <tr> <td>The Works Expansion</td> <td>Gas CHP, Biomass Boilers</td> </tr> <tr> <td>District Energy Network Development</td> <td>Gas CHP</td> </tr> <tr> <td>Silent Valley Wind Project</td> <td>Wind</td> </tr> <tr> <td>Beaufort Wind Project</td> <td>Wind</td> </tr> <tr> <td>Hydro Generation Hydro</td> <td>Hydro</td> </tr> </tbody> </table>			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				
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Hydro Generation Hydro	Hydro																			
<p>In terms of the adoption of the Energy Opportunities Plan, the target has been achieved.</p> <p><u>The capacity of renewable energy developments installed per annum</u></p> <table border="1"> <thead> <tr> <th>Scheme</th> <th>Location</th> <th>Capacity</th> </tr> </thead> <tbody> <tr> <td colspan="3">2013-2014</td> </tr> <tr> <td>Wind Turbine</td> <td>Unit 15 Rassau Industrial Estate</td> <td>0.75 MW</td> </tr> <tr> <td>Wind Turbine</td> <td>Penrhiwgwaith Farm, Hollybush</td> <td>0.5 MW</td> </tr> <tr> <td colspan="3">2014 – 2015</td> </tr> <tr> <td>Wind Turbine</td> <td>Unit 29 Tafarnaubach</td> <td>0.5 MW</td> </tr> </tbody> </table>			Scheme	Location	Capacity	2013-2014			Wind Turbine	Unit 15 Rassau Industrial Estate	0.75 MW	Wind Turbine	Penrhiwgwaith Farm, Hollybush	0.5 MW	2014 – 2015			Wind Turbine	Unit 29 Tafarnaubach	0.5 MW
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Wind Turbine	Unit 29 Tafarnaubach	0.5 MW																		

Industrial Estate		
2016-2017		
Photovoltaic solar park comprising of 53,955 photovoltaic solar panels over 28.6 ha	Hafod y Dafal Farm, Abertillery	Partially installed – approximately 73% installed (15.3 ha) which equates to 10 MW
Roof and ground mounted photovoltaic panels	Unit 15 Rassau Industrial Estate, Ebbw Vale	0.25 MW
Erection of a single turbine and associated transformer enclosure	Former Techboard Site, Rassau Industrial Estate, Rassau	0.5 MW
2 wind turbines	Eurocaps Ltd Crown Business Park, Tredegar	0.5 MW
2017-2018		
Two wind turbines	Coed y Gilfach, Six Bells, Abertillery	0.5 MW
2018-2019		
No renewable energy developments installed		
2019-2021		
Installation of roof mounted photovoltaic solar panels	3 Business units Land north of Regain Building, Mill Lane, Victoria, Ebbw Vale	1 MW
Solar panels on roof space	Site north of Lime Avenue, The Works, Ebbw Vale	1 MW
2021-2022		
Ground mounted PV solar panels	Land adjacent to Unit 10 Roseheyworth Business Park	0.04
Total (2013-2022)		15.54 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

Total (2013-2022)		5.59 MW	
0.84 MW of renewable / low carbon energy has been installed in 2021-2022.			
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 2021-22, 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 & associated parking and other infrastructure.	17,800sq m	The proposal includes 38 MW of solar photovoltaic panels.
Rassau Ind Est, Ebbw Vale	Construction of new business units (Class B1/B2/B8 and ancillary uses) and associated parking areas, external works.	8,330 sqm	The applicant considered renewable energy and concluded that the use and split of the units are not known therefore specifics in terms of renewable energy cannot be provided at this stage.
Lakeside Brynmawr	3 retail units (Unit 2 Class A1 convenience food store, Unit 3 Class A1 comparison and flexible use for Unit 4 Classes A1/A2/A3) and associated works	3500 sqm	An energy statement accompanied the planning application which reviewed a number of renewable energy sources. It considered that as each potential occupier will have their own specifications, it was difficult for any decisions to be made. Out of the sources considered, only unit 3 was considered viable for solar due to the south facing pitch of the roof. The ES also commits to achieving high energy efficiency standards through building regulations. Therefore there is evidence that

			consideration has been given to renewable energy.
Units 23/ 24, Tafarnaubach Ind Est	A new pharmaceutical containment facility and ancillary infrastructure (eg. chillers), extended service yard and new car park.	7,800sqm	See other comments in relation to this site.
Units 23/24, Tafarnaubach Ind Est	Parking place for heavy goods vehicles with associated workshop/office building comprising of 6 no. starter business units new vehicular accesses and associated parking	6,800sqm	The proposed development includes solar panels in the front roof plane.
23-24 Tafarnaubach Ind Est	Three storey lab block, external stairs, associated canopies and link to the existing building.	1,195sqm	See other comments in relation to this site.
2020-2021			
Units 23/24 Tafarnaubach Industrial Estate	Construction of new packaging line building, retaining wall and covered pedestrian walkway linking new packaging line building with new car park	3,800 sq m	An energy statement was submitted with the planning application which highlighted that the opportunity to include renewable energy was limited due to the nature of the proposal and viability reasons. A commitment to achieve energy efficiency by complying with or exceeding building regulations in relation to the construction of a building has been noted. Therefore there is evidence that consideration has been given to renewable energy.
Land at western end of Hov Hub Industrial Estate, Crown Industrial Estate	Industrial building subdivided into six small units and use of part of the site for the siting of approximately 14 metal containers units to be used as a container storage facility	4,700 sq m	The proposal includes solar photovoltaics.
2021-2022			

Ben Wards Fields Brynmawr Ebbw Vale	Retention of earthworks including importation of material, re-profiling of existing contours, temporary ancillary works including welfare facilities & parking areas with restoration to grass land with hedgerows & drainage		Due to the nature of the development, consideration to renewable energy is not relevant.
Former Glyngoed 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.

In terms of the requirement for all major applications to provide evidence of consideration to the generation of renewable energy, with all 3 out of 4 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

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

In terms of the average density of housing development permitted on allocated sites and the requirement for 100% of mixed-use schemes to be over 35, the monitoring target has not been met.

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%
Total to date	236.72	62.3%

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

In terms of the percentage of allocated sites with permissions we have reached 62.3%, however we are now at the end of the Plan period. The figure of 1.54% for the current year remains lower than what is required (6.6%) on an annual basis.

In terms of the percentage of allocated sites with permission the figure of 62.3% falls short of what was expected by 2021.

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

Year	Size (Ha) on allocated land	Size (Ha) of Total Development permitted	% of allocated as a % of total development permitted
2006-2013	139.09	177.46	78%
2013-2014	1.13	241.42	0.4%
2014-2015	21.48	26.52	81%
2015-2016	9.18	19.32	48%
2016-2017	3.97	14.36	27%
2017-2018	10.53	18.33	57%
2018-2019	13.98	20.26	69%
2019-2020	26.04	35.16	74%
2020-2021	5.46	7.06	77%
2021-2022	5.88	11.78	50%
Total to date	236.74	571.67	41%

This year 50% of all developments were on allocated sites, which is lower than last year.

In terms of the percentage of development permitted on allocated sites as a percentage of total

development permitted and the requirement for 70%, the Plan, with a figure of 50% this year is behind target. In terms of total figures, the figure is much lower due to the permission granted for the Circuit of Wales.

New Development on Brownfield land

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

This year 94% 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 94%, is ahead of target this year.

Land Reclamation Schemes

The LDP identifies four land reclamation schemes; two of which are to be delivered in the second phase of the plan by 2016; and two in the third phase of the plan by 2021. The Council is in negotiation with the landowners of the Llanhilleth Pit Head Baths to purchase the site and then redevelop it. Nevertheless, the Plan has failed to meet the 2021 outcome.

There is no WG or capital funding available to deliver these schemes and this policy allocation will need to be re-examined through the review of the Plan.

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

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

PERFORMANCE:	A
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Monitoring Table: SP7 (c)

POLICY SP7	RELEVANT OBJECTIVES:	RELEVANT POLICIES:																								
Climate Change	6	DM1, DM2 & DM4																								
MONITORING AIM: SP7(c)	To avoid development in areas at high risk of flooding																									
MONITORING INDICATOR:	ANNUAL MONITORING TARGET:																									
Amount of development (by TAN15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests	No permissions for highly vulnerable or emergency services development within flood zone C2																									
	100% of developments permitted in flood zone C1 to meet the justification test of TAN 15 and to have shown that the consequences of flooding can be managed to an acceptable level																									
ANALYSIS OF RESULTS:																										
<p>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.</p> <p><u>Amount of development (by TAN15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests</u></p> <table border="1"> <thead> <tr> <th>Year</th> <th>No. of Developments</th> </tr> </thead> <tbody> <tr> <td>Nov 2012 -31st March 2013</td> <td>2</td> </tr> <tr> <td>2013 – 2014</td> <td>1</td> </tr> <tr> <td>2014 – 2015</td> <td>1</td> </tr> <tr> <td>2015-2016</td> <td>1</td> </tr> <tr> <td>2016-2017</td> <td>0</td> </tr> <tr> <td>2017-2018</td> <td>0</td> </tr> <tr> <td>2018-2019</td> <td>1</td> </tr> <tr> <td>2019-2020</td> <td>1</td> </tr> <tr> <td>2020-2021</td> <td>3</td> </tr> <tr> <td>2021-2022</td> <td>0</td> </tr> <tr> <td>Total</td> <td>10</td> </tr> </tbody> </table> <p>In terms of the amount of development permitted in C1 and C2 flood plain areas not meeting all TAN 15 tests the figure for 2022 is 0.</p> <p>In 2022 no developments were permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests.</p> <p><u>No permissions for highly vulnerable or emergency services development within flood zone C2</u></p> <p>The annual monitoring target is for no permissions for highly vulnerable or emergency services development within flood zone C2. There were no developments permitted within flood zone C2 this year.</p> <p>In terms of the requirement for no permissions for highly vulnerable or emergency services development within flood zone C2, as no developments were allowed the trigger was not breached this year.</p> <p><u>100% of developments permitted in flood zone C1 to meet the justification test of TAN 15 and to have shown that the consequences of flooding can be managed to an acceptable level</u></p>			Year	No. of Developments	Nov 2012 -31 st March 2013	2	2013 – 2014	1	2014 – 2015	1	2015-2016	1	2016-2017	0	2017-2018	0	2018-2019	1	2019-2020	1	2020-2021	3	2021-2022	0	Total	10
Year	No. of Developments																									
Nov 2012 -31 st March 2013	2																									
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2014 – 2015	1																									
2015-2016	1																									
2016-2017	0																									
2017-2018	0																									
2018-2019	1																									
2019-2020	1																									
2020-2021	3																									
2021-2022	0																									
Total	10																									

The second part of the annual monitoring target is for 100% of development permitted in flood zone C1 to meet the justification test of TAN 15. No developments were in C1 areas.

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

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

PERFORMANCE:

G

Monitoring Table: SP8 (a)

POLICY SP8	RELEVANT OBJECTIVES:	RELEVANT POLICIES:	
Sustainable Economic Growth	8 & 9	DM1, DM2, DM3 & DM10 MU1, MU2, EMP1, EMP2, ED2 & TM1	
MONITORING AIM: SP8(a)	To ensure sufficient employment land is provided to increase employment activity		
MONITORING INDICATOR:	MONITORING TARGET:		
	Outcome by End of 2016	Outcome by End of Plan (2021)	
Net Employment Land	Employment land – 23.8 ha delivered	Employment land – 26.2 ha delivered	
Employment rate for Blaenau Gwent	Increase employment rate from 59.2% (2009) to 66.05% (2016) tracked against Merthyr Tydfil	Increase employment rate from 59.2% (2009) to 72.9% (2021) tracked against Merthyr Tydfil	
Percentage of economic activity wanting a job	Reduce percentage of economic inactive wanting a job from 25.2% (2009) to 23.95% (2016) tracked against Merthyr Tydfil	Reduce percentage of economic inactive wanting a job from 25.2% (2009) to 22.7% (2021) tracked against Merthyr Tydfil	
ANALYSIS OF RESULTS:			
<p>To meet economic and employment development needs and ensure that Blaenau Gwent achieves its economic potential, Policy SP8 allocates 50 hectares of land for employment use. The monitoring targets set to measure success are the development of employment land, employment and economic inactivity levels.</p> <p>Employment Land Allocated Employment Land 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).</p>			
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	Not Started
MU2 Land North of the Regain Building,	Construction of 9 (B1) business units	1.0	Complete

The Works, Ebbw Vale			
Roseheyworth Business Park	Household waste recycling facility	0.79	Complete
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			
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			
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 2021-22, 0.28 ha of employment development was delivered on allocated sites. In total, 3.35 ha has been delivered on allocated employment sites which falls well short of the 50 ha outcome requirement by the end of the plan period therefore the target has not been met.

Non-Allocated Employment Land

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

Planning permission has been granted on EMP2 employment areas for extensions and new units. At

the end of March 2022 there was extant planning permission for 9,937 sq m of floorspace for B1, B2 and B8 uses. In 2021-22, 5,229 sq m of this floorspace has been delivered.

In terms of net employment land delivered and the outcome requirement for 50 ha by 2021, the Plan, with 3.35 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%*

Source: Nomis

* data is based on Jan 2021-Dec 2021

In 2021-2022, there was an increase in the employment rate in Blaenau Gwent, Merthyr Tydfil and at a national level. The rate of growth is different between Merthyr Tydfil and Blaenau Gwent. Merthyr Tydfil’s rate has increased by 4.6% whilst Blaenau’s has increased only slightly by 0.1%. Blaenau Gwent’s rate of growth is comparable to the national rate which has increased by 0.3%. Blaenau Gwent has a lower economic activity rate than Wales yet it is higher than Merthyr Tydfil.

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 yet it is below the 2021 target.

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%

Source: Nomis

The number of people economically inactive who wants a job has been steadily decreasing from its highest rate in 2012-2013 at 35% to 16.8% in 2019-20. For the period 2021-22 in Blaenau Gwent, there has been a decrease from the previous year of 1.4% compared to Merthyr Tydfil who has witnessed a slight increase of 0.7% and Wales a slight decrease of 0.5%. The percentage for Blaenau Gwent remains higher than both Wales and Merthyr Tydfil.

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 19.5% 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
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Monitoring Table: SP8 (b)

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

ANALYSIS OF RESULTS:**Employment Diversification**

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

The tables below show the number of employee jobs in Blaenau Gwent in relation to the manufacturing, construction and services sectors for 2008; 2009; 2012; 2013; 2014; 2015; 2016; 2017; 2018; 2019 and 2020 (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
Manufacturing	5,300	4,000	4,200	4,400	4,300	4,500	4,000	4,000	4,000	4,500	4,000
Construction	800	900	1,000	900	800	800	900	500	600	600	700
Services	12,700	13,100	14,100	13,000	12,800	13,070	12,875	12,860	12,975	12,225	11,975

Source: Nomis

The Change in Employee Jobs in Blaenau Gwent between 2008-2020

Sector	No. Change 2009-2020	% Change 2009-2020
Manufacturing	0	0
Construction	-200	-22.2%
Services	-1,125	-8.5%

The Number of Employee Jobs in Merthyr Tydfil

Sector	2009	2012	2013	2014	2015	2016	2017	2018	2019	2020
Manufacturing	3,100	2,700	2,800	3,000	3,000	3,500	3,000	3,000	3,000	3,000
Construction	600	600	600	700	600	1,000	700	1,000	900	1,250
Services	18,200	18,100	17,800	17,300	16,900	17,125	17,915	17,675	17,825	20,300

Source: Office for National Statistics

The Change in Employee Jobs in Merthyr Tydfil between 2009-2020

Sector	No. Change 2009-2020	% Change 2009-2020
Manufacturing	-100	-3.2%
Construction	+600	+100%
Services	-2100	+11.5%

Manufacturing

The most significant loss in manufacturing was between 2008 and 2009 when 1,300 jobs were lost. Whilst there have been both increases and decreases since, the sector has returned to 2016 and 2017 levels of 4000.

The annual monitoring target to maintain the number of employee jobs in manufacturing has not been met, with a loss of 1,300 employee jobs between 2008 and 2020. When comparing data between 2009 and 2020 against Merthyr Tydfil, Blaenau Gwent has remained at the same level whereas Merthyr Tydfil has witnessed a loss of 3.2%

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

Construction Industry

The number of jobs in construction in 2020 has slightly increased (100) from the level recorded in 2019. Since 2008, the figures have fluctuated within the sector showing increases and decreases between the years. Between 2008 and 2020 there has been an overall loss of 100 jobs resulting in only 700 being employed in this sector. The annual monitoring target to increase the number employed in the construction sector from 800 to 1,000 by the end of the plan period has therefore not been achieved.

Whilst Merthyr Tydfil have also experienced losses in the construction sector over the years. In 2020, the figure has increased by 100% from a figure of 600 in 2019 to a level of 1,250 in 2020.

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 further small decrease of 250 people in the service sector this year. Over the period 2008 to 2020 the number of people in this sector has seen significant fluctuations, peaking at 14,100 in 2012 though falling to its lowest level in 2020. With a figure of 11,975 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 2009-2020, Blaenau Gwent witnessed a 8.5% decline; whereas Merthyr Tydfil has witnessed an increase of 11.5%. The most significant service sector to increase in Merthyr Tydfil is the health and social sector with a 4,000 person increase.

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 11,975 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 also been granted and construction is underway.

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

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

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

PERFORMANCE:	A
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Monitoring Table: SP9

POLICY SP9	RELEVANT OBJECTIVES:	RELEVANT POLICIES:
Active and Healthy Communities	11 & 12	DM3, DM11, DM12, DM13, DM14, DM15 & DM16 MU1, MU2, CF1, TM1 & L1
MONITORING AIM:	To increase opportunities for people to participate in active and healthy communities	
MONITORING INDICATOR:	ANNUAL MONITORING TARGET:	
Amount of greenfield and open space lost to development (ha) which is not allocated in the Plan	No net loss of greenfield land and open space to development which is not allocated in the Plan	
Hectares of recreational open space per1000 population (FIT standard)	Working towards FIT standards of 2.4 hectares of recreational open space per 1000 projected population (current standard 1.11 ha)	
	Outcome by End of 2016	Outcome by End of Plan

		(2021)
Number of tourism/leisure facilities completed per annum	Completion of 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
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

In 2021 - 2022 there was a loss of 0.15 ha of greenfield/open space lost to development which is not allocated in the Plan.

Area Gained

Planning App No.	Proposal	Location	Area Gained
2013 – 2014			
There has been no gain for this year			0 ha
2014 – 2015			
C/2014/0054	Proposed community play area to include open play space, community area, soft play area, a mounded area and an orchard with car parking on a former site of derelict housing	Bevan Avenue, Ashvale, Tredegar	0.04 ha
C/2014/0262	Creation of public amenity area on former disused land	Corner of Tillery Street and Division Street, Tillery Square, Abertillery	0.01 ha
Total			0.05 ha
2015 – 2016			
C/2015/0123	Creation of public amenity area	Hilltop, Ebbw Vale	0.07 ha
C/2015/0241	New public footpath and combined cycle route	Nanty Melyn, Rassau, Ebbw Vale	0.05 ha
N/A	Creation of public amenity area	Land on the edge of Tredegar Town Centre	0.11 ha
Total			0.23 ha
2016 – 2017			
C/2016/0252	Creation of recreational area to include kick about, play areas and park land	Site of former Tre Newydd flats, Newtown, Ebbw Vale	0.44 ha
C/2017/0008 C/2017/0009 C/2017/0011	Creation of /change of use of public amenity area by providing allocated parking area, creation of new paths to tie in with existing play areas, landscaping to provide seating areas for residents	Waunheulog, Nantyglo, Brynmawr	0.46 ha
Total			0.9 ha
2017 – 2018			

There has been no gain for this year			
		Total	0 ha
2018 – 2019			
There has been no gain for this year			
		Total	0 ha
2019 – 2020			
There has been no gain for this year			
		Total	0 ha
2020 – 2021			
C/2018/0164	Rejuvenate/reclaim the existing derelict space to its previous use as an open natural adventure play space for children	Community Centre, Mount Pleasant Estate. Brynithel, Abertillery	0.34ha
		Total	0.34 ha
2021 - 2022			
There has been no gain for this year			
		Total	0 ha

The monitoring target of no net loss of greenfield and open space to development has not been achieved for 2021 – 2022.

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

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. However, rather than improving, the standard steadily decreased between 2009 and 2017 and has since remained at 0.99 ha up to year 2020 2021.

For the current year 2021 - 2022 this target figure has stayed at 1.00 ha.

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, the Plan is failing.

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	

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 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 construction Under
2019 – 2020			

C/2019/0286	Change of use of existing outbuilding to holiday let.	Bush Inn Hall Street, Ebbw Vale	Not Started
2020 – 2021			
C/2020/0045	Conversion of outbuilding into walkers holiday let accommodation.	Cross Brook Cottages, Trefil	Not Started
2021 - 2022			
None			
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 Fesitval Park is closing
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	Bryn Bach Park	Site under construction

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

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

Cycle Routes Completed

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

There has been no cycle routes completed this year, however, a total of 6 cycle routes have been completed, 5 of which are allocated and 2 are community based developments. Of the 12 cycle routes allocated in the Plan, 5 have been completed.

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

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

Study Year	2007	2022
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 this has been achieved.

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

PERFORMANCE:	A
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Monitoring Table: SP10

POLICY SP10	RELEVANT OBJECTIVES:	RELEVANT POLICIES:																																				
Protection and Enhancement of the Natural Environment	13	DM1, DM14, DM15 & DM16 ENV1, ENV2 & ENV3																																				
MONITORING AIM :	To ensure the protection, preservation and enhancement of the natural environment																																					
MONITORING INDICATOR :	ANNUAL MONITORING TARGET:																																					
The amount of SSSI, lost to development per annum	No net loss of area of SSSI																																					
The amount of SINCs and LNRs lost to development per annum	No net loss of SINCs / LNRs lost to development without mitigation																																					
Number of developments which have an adverse effect on European sites	Where required, all sites to have a project HRA																																					
Provision of environmental enhancements	Major applications produce a net gain in biodiversity and / or enhancements to the green infrastructure network																																					
Percentage of water bodies of good status	No permissions granted where there is a known risk of deterioration in the status of water bodies																																					
	Permissions incorporate measures designed to improve water quality where appropriate																																					
Background air pollution	No decrease in air quality within the County Borough																																					
ANALYSIS OF RESULTS:																																						
<p>The aim is to ensure the protection, preservation and enhancement of the natural environment. The monitoring targets to measure success are no loss of SSSI, SINC's and LNR's to development, all sites to have a project HRA, the provision of environmental enhancements, the percentage of water bodies of good status and no decrease in air quality in the Borough.</p> <p><u>The Amount of SSSI Lost to Development Per Annum</u> There has been no net loss of SSSI as a result of development.</p> <p>In terms of the requirement for no net loss of SSSI to development, the target has been achieved.</p> <p><u>The Amount of SINCs and LNRs Lost to Development per Annum</u></p> <table border="1"> <thead> <tr> <th>Year</th> <th>Loss of LNR (ha)</th> <th>Loss of SINC (ha)</th> </tr> </thead> <tbody> <tr> <td>Nov 2012-March 2013</td> <td>0</td> <td>0</td> </tr> <tr> <td>2013-2014</td> <td>0</td> <td>1.23</td> </tr> <tr> <td>2014-2015</td> <td>0</td> <td>0.8</td> </tr> <tr> <td>2015-2016</td> <td>0</td> <td>0</td> </tr> <tr> <td>2016 – 2017</td> <td>0</td> <td>0</td> </tr> <tr> <td>2017 – 2018</td> <td>0</td> <td>0</td> </tr> <tr> <td>2018-2019</td> <td>0</td> <td>0</td> </tr> <tr> <td>2019 - 2020</td> <td>0</td> <td>0</td> </tr> <tr> <td>2020 - 2021</td> <td>0</td> <td>0</td> </tr> <tr> <td>2021 - 2022</td> <td>0</td> <td>0</td> </tr> <tr> <td>Total Loss to date</td> <td>0</td> <td>2.03</td> </tr> </tbody> </table> <p>There has been no net loss of LNRs or SINCs for the current year.</p>			Year	Loss of LNR (ha)	Loss of SINC (ha)	Nov 2012-March 2013	0	0	2013-2014	0	1.23	2014-2015	0	0.8	2015-2016	0	0	2016 – 2017	0	0	2017 – 2018	0	0	2018-2019	0	0	2019 - 2020	0	0	2020 - 2021	0	0	2021 - 2022	0	0	Total Loss to date	0	2.03
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																																				
Total Loss to date	0	2.03																																				

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

Developments which have an adverse impact on European Sites

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

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

Provision of Environmental Enhancements

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

Planning App No.	Location	Nature of Development	Provision of Environmental Enhancements
2015 – 2016			
C/2015/0057	Beechwood House, Silent Valley Landfill, Cwm	Extension to the existing waste transfer station	None required
2016 -2017			
C/2016/0151	Cwmcraehen Gypsy Site	Extension of Cwmcraehen Gypsy Site for the provision of 4 new pitches, 2 semi detached utility buildings, new access and associated works	Mitigation measures have been put in place via planning conditions
C/2016/0158	Land rear of units 39 and 40 Rassau Industrial Estate	Erection of 2 buildings for class B1 B2 B8 use with new pedestrian and vehicular access and associated parking	None required
C/2016/0226	Land adj to Bethany Baptist Church, Six Bells Road, Six Bells	Outline consent for the proposed construction of a new single form entry primary school including vehicular and pedestrian access, site boundaries and car parking	A reserved matters application has been received. Suitable mitigation will be sought to provide ecological enhancements
2017 -2018			
C/2017/0019	Former NMC Site, Brynmawr	Full consent for a restaurant and outline consent for 3 retail units.	None required
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

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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 Glyncloed Comprehensive School Badminton Grove Ebbw Vale	New Primary School and Childcare Facility with External Play Areas, Recreational Spaces and Other Associated Infrastructure	Mitigation measures have been put in place via planning conditions
C/2021/0386	Land To The Southern End Of Lime Avenue Ebbw Vale	Construction of employment units for B1, B2, and B8 uses, new access road and junction off Lime Avenue, drainage	None were required
C/2021/0172	Ben Wards Field Brynmawr Ebbw Vale	Retention of earthworks including importation of material, re-profiling of existing contours, temporary ancillary works including welfare facilities & parking areas with restoration to grass land with hedgerows & drainage	An Environmental Management Plan is Required

Three major application was received in 2022, one required mitigation measures and due to the restoration work being undertaken a long term management plan has been put in place for Ben Wards Field.

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%*

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

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

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

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

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

Permissions to incorporate measures designed to improve water quality where appropriate

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

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

Background air pollution

There has been no change in the air quality for Blaenau Gwent.

Blaenau Gwent CBC carries out air quality monitoring for nitrogen dioxide at 22 locations. The monitoring results from all of the sites are significantly below the air quality objective for nitrogen dioxide in the UK. As a result, the Council has not declared any air quality management areas within Blaenau Gwent County Borough Council area.

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

The monitoring aim to ensure the protection, preservation and enhancement of the natural environment 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:			
<p>The aim is to ensure that listed buildings and archaeological sites are protected, preserved and where appropriate enhanced. The monitoring targets to measure success are no loss of listed building or historic site, the number of listed buildings and archaeological sites enhanced and the number of listed or local buildings bought back into use for tourism.</p> <p><u>Loss of Listed Buildings and Historic Sites</u> There has been no loss of listed buildings or historic sites.</p> <p>In terms of the number of listed buildings and historic sites and the requirement for no applications to result in a loss, the target has been met.</p> <p><u>Preservation and Enhancement of Listed Buildings and Archaeological Sites</u> For the current year 2021-22, one planning application was received for works to Newtown Bridge, Ebbw Vale.</p>			
Planning App. No.	Proposal	Location	Status
2015-2016			
c/2015/0392	Listed building consent granted to bring an existing barn into use for tourism	Nantyglo Roundhouse Towers, Nantyglo	Work is nearing completion
2017-2018			
c/2017/0059	Replacement and reinstatement of features of the Grade II listed building	NCB Social Club, The Circle, Tredegar	Work is well underway
2018-2019			
No planning applications received for this year			

2019 – 2020			
No planning applications received for this year			
2020 – 2021			
C/2013/0206	Retention of alterations to institute roof and proposed works including hall fire escape doors, hall bar with balustraded technical area above served by new access stair, ground floor north wing internal partitioning arrangements, relocation of external refuse bin storage area and rebuilding of rear bank retaining wall incorporating new seating area	Ebbw Vale Institute, Ebbw Vale	Not started
2021 - 2022			
C/2021/0086	The preservation and enhancement of the bridge	Newtown Bridge, Ebbw Vale	Work is well underway

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

A further application has been received for Nantyglo Roundhouse Towers to change the use of a listed building for tourism. The full application has been granted.

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.		
<u>Number of years land bank of permitted aggregate reserves</u>		
The South Wales Regional Aggregates Working Party latest Annual Report is for 2019.		
Year	No. of years land bank of permitted reserves	
2013	11.8	
2014	10	
2016	7	
2018	6	
2019	3	
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 (2019) the Plan has a 3 year land bank and has therefore broken the trigger of less than a 10 years land bank.		
<u>The extent of primary land-won aggregates permitted expressed as a percentage of the total capacity required, as identified in the Regional Technical Statement</u>		
The latest RTS for South Wales (2 nd Review) (Sept 2020) identifies that Blaenau Gwent apportionment requirement is 5.027 million tonnes from 2016 to 2041 and that Blaenau Gwent had		

1.32 million tonnes of reserves at the end of 2016. This equates to 26% of the total capacity required. As no further consents have been granted and the reserve continues to be worked this situation has likely deteriorated.

The Plan identifies three preferred areas for mineral extraction to accommodate the requirement for a further 1.25 million tonnes: Adjacent Trefil Quarry, Tredegar; Tir Pentwys Tip, Llanhilleth; and Land South East of Cwm, Ebbw Vale. In terms updates, a Scoping Opinion has been sought at Trefil Quarry and a planning application has been received for the lateral extension at Trefil Quarry. The promoters of Land South East of Cwm are actively working on bringing the site forward but no planning application has been received or formal pre-application discussions held to date. In terms of Tir Pentwys Tip, Torfaen County Borough Council refused permission for the land within their Council area. The applicant appealed this decision but the refusal was upheld. Revised access proposals for Tir Pentwys Tip quarry have been proposed as part of the candidate site submission for Torfaen County Borough Council's Replacement LDP. Discussions are ongoing regarding a Sub-Regional Statement of Common Ground in line with RTS2 provisions.

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:																	
<p>Policy SP13 is about the delivery of sustainable waste management in Blaenau Gwent. The outcomes being monitored are in relation to awarding contracts, completion of the regional waste facility and meeting recycling targets.</p> <p><u>Delivery of regional waste facilities</u></p> <p>The Residual Project</p> <p>Blaenau Gwent and Torfaen have joined the Tomorrow's Valley residual waste procurement partnership consisting of neighbouring authorities Merthyr Tydfil and Rhondda Cynon Taff County. The contract started on 1st April 2016 and will be in place for 25 years with the option to extend for a further 5 years.</p> <p>In terms of the delivery of the regional waste facilities and the outcome requirement for the residual project contract to be awarded by 2016, as the contract has been awarded, the Plan is on target.</p> <p>The Organics Project</p> <p>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.</p> <p>In terms of the delivery of the regional waste facilities and the outcome requirement for the organics project contract to be awarded by 2016, as the contract was awarded in 2018, the Plan is slightly behind target.</p> <p><u>Amount of waste arising, and managed by management type</u></p> <p>Our performance in relation to the recycling targets are as follows:</p> <p>Towards Zero Waste Targets</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Towards Zero Waste Target</th> <th>BG Performance</th> </tr> </thead> <tbody> <tr> <td>2012-13</td> <td>52%</td> <td>51.2%</td> </tr> <tr> <td>2013-14</td> <td></td> <td>54.75%</td> </tr> <tr> <td>2014-15</td> <td></td> <td>50%</td> </tr> <tr> <td>2015-16</td> <td>58%</td> <td>49%</td> </tr> </tbody> </table>			Year	Towards Zero Waste Target	BG Performance	2012-13	52%	51.2%	2013-14		54.75%	2014-15		50%	2015-16	58%	49%
Year	Towards Zero Waste Target	BG Performance															
2012-13	52%	51.2%															
2013-14		54.75%															
2014-15		50%															
2015-16	58%	49%															

2016-17		56.77%
2017-18		56%
2018-19		59.28%
2019-20		65.3%
2020-21	64%	65.5%
2022	64%	64.94%

Source: Blaenau Gwent County Borough Council: Waste

The recycling rate has improved from last year and has exceeded the target of 64% set for 2021 by 0.9%.

In terms of the amount of waste arising and the outcome to meet the Wise about Waste target for reuse and recycling/ composting for municipal waste of 64% by 2021 the plan has met the target.

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

PERFORMANCE:	G
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5.0 SUSTAINABILITY APPRAISAL MONITORING

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

5.2 A key issue in determining the Plan's sustainability progress is ensuring the proposed indicators are providing the necessary information to allow prediction of the effects of the Plan. The monitoring programme contained within the Sustainability Appraisal Report was preliminary and only identified potential indicators. The monitoring process has found that there are opportunities to improve the SA monitoring to ensure that appropriate data is collected. There are no proposed changes to the SA monitoring indicators for this year.

SA Objective 1	SA Indicators																												
To promote economic growth and strengthen and diversify the local economy	Employment by Sector	R																											
	Amount of major retail, office and leisure development	R																											
Monitoring Results	R																												
<p>Employment by Sector Refer to LDP Monitoring Framework Table SP8 (b) for detail.</p> <p>In terms of maintaining the number of employee jobs in manufacturing at 5,300, at 4,000 the target has not been achieved. In terms of increase the number of employee jobs in construction from 800 to 1,000 by 2021 at 700 jobs the target has not been achieved. In terms of increasing the number of employee jobs in the service industry from 12,700 to 13,797 by 2021 at 11,975 jobs the target has not been achieved.</p> <p>Amount of major Retail, Office and Leisure Development</p> <p>Retail Refer to LDP Monitoring Framework Table SP1 for detail.</p> <p>In terms of the amount of A1 land delivered 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.</p> <p>Office Development</p> <table border="1"> <thead> <tr> <th>Location</th> <th>Proposal</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td colspan="3">2014-15</td> </tr> <tr> <td>Land to the south east of Lime Avenue, The Works, Ebbw Vale</td> <td>48,000 sq m of B1 employment floorspace</td> <td>Not started</td> </tr> <tr> <td colspan="3">2015-16</td> </tr> <tr> <td>Former Rehobeth Congregational Church, Brynmawr</td> <td>An element of the redevelopment involves A2 use (up to 148 sq m)</td> <td>Complete in 2017-18</td> </tr> <tr> <td colspan="3">2016-17</td> </tr> <tr> <td>39 and 40 Rassau Industrial Estate, Ebbw Vale</td> <td>B1 employment floorspace</td> <td>Not started</td> </tr> <tr> <td colspan="3">2017-18</td> </tr> <tr> <td>39-47 Somerset Street, Abertillery</td> <td>change of use of the existing ground floor units from A1 retail to a single unit of A2</td> <td>Complete in 2018-19</td> </tr> </tbody> </table>			Location	Proposal	Status	2014-15			Land to the south east of Lime Avenue, The Works, Ebbw Vale	48,000 sq m of B1 employment floorspace	Not started	2015-16			Former Rehobeth Congregational Church, Brynmawr	An element of the redevelopment involves A2 use (up to 148 sq m)	Complete in 2017-18	2016-17			39 and 40 Rassau Industrial Estate, Ebbw Vale	B1 employment floorspace	Not started	2017-18			39-47 Somerset Street, Abertillery	change of use of the existing ground floor units from A1 retail to a single unit of A2	Complete in 2018-19
Location	Proposal	Status																											
2014-15																													
Land to the south east of Lime Avenue, The Works, Ebbw Vale	48,000 sq m of B1 employment floorspace	Not started																											
2015-16																													
Former Rehobeth Congregational Church, Brynmawr	An element of the redevelopment involves A2 use (up to 148 sq m)	Complete in 2017-18																											
2016-17																													
39 and 40 Rassau Industrial Estate, Ebbw Vale	B1 employment floorspace	Not started																											
2017-18																													
39-47 Somerset Street, Abertillery	change of use of the existing ground floor units from A1 retail to a single unit of A2	Complete in 2018-19																											

	use (364 sqm)	
2018-19		
Land north of Regain Building, Mill Lane, Victoria, The Works, Ebbw Vale (MU2)	Construction of 9 business units (B1) within 3 buildings, with associated parking and new access road. 50% will be office space (1,175.25 sqm)	Complete in 2019-21
Site to the north of the Learning Zone, The Works Ebbw Vale (MU2)	Provision of office development with ancillary facilities (856 sqm)	Complete in 2019-21
2019-20		
Land off Southern end of Lime Avenue (MU2)	Construction of 6 buildings to provide 25 employment units for B1 and B2 uses, new access road and junctions off Lime Avenue and associated parking and other infrastructure (B1 1,692 sq m)	Not started (2021-22)
Unit B Cwm Draw Industrial Estate	First floor extension to existing Factory unit, to form office space (186 sq m)	Complete in 2021-22
Land adjacent to unit 27 Tafarnaubach Industrial Estate	Parking place for heavy goods vehicles with associated workshop/office building (unique use class), building comprising of 6 no. starter business units (B1 use class), new vehicular accesses and associated parking (976 sq m)	Complete in 2021-22
Land to the north east of Rassau Industrial Estate	Construction of new business units (Class B1/B2/B8 and ancillary uses) and associated parking areas, external works (B1 1,012 sq m)	Complete in 2021-22
2020-21		
Regain building and basement garden, Steelworks Road	Two storey building (B1 use) linked to Regain building with associated infilling of basement garden, access, parking and other infrastructure, and additional parking areas and service access to Regain building (942 sq m)	Complete in 2021-2022
2021-22		
Land at Waun y Pound Industrial Estate	Proposed light industrial units (996 sq m)	Not started (2021-22)
Bryn Bach Country Park, Merthyr Road, Tredegar	The construction of two pods to create a co working office hub (58 sq m)	Under construction (2021-22)
Land to the Southern End of Lime Avenue, Ebbw Vale	Construction of employment units for B1, B2 and B8 uses (2,140 sq m)	Not started (2021-22)

In terms of the amount of office development, 3,116 sq m of A2/B1 development has been completed during 2021-22.

Tourism and Leisure

Refer to LDP Monitoring Framework Table SP9 for detail.

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

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

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

SA Objective 2	SA Indicators	
To increase levels of local employment and ensure distribution of employment	% of working age population that are economically active	G
	Earnings by residence	G
Monitoring Results	G	

% of Working Age Population that are Economically Active

Refer to the LDP Monitoring Framework – Table SP8 (a) for detail.

In terms of the monitoring target to increase the employment rate from 59.2% and the outcome requirement of 66.05% by 2016 and 72.9% by 2021, the 2016 has been achieved but the employment rate is falling slightly behind the 2021 target.

Earnings by Residence

Gross Weekly Pay for Full-Time Workers

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

Source: Nomis

In 2021, the average gross weekly pay for full-time workers in Blaenau Gwent increased by £69.10. In the same period, the weekly pay in Wales increased by £28.90. The gap between Blaenau Gwent and Wales is closing and is now only £47.30 compared to £87.50 in 2020.

Hourly-Pay Excluding Overtime

Year	Blaenau Gwent (£'s)	Wales (£'s)
2013	10.13	11.98
2014	10.06	12.04
2015	10.55	12.30
2016	11.10	12.67

2017	11.99	12.75
2018	12.03	13.00
2019	11.59	13.65
2020	11.85	13.83
2021	13.78	14.40

Source: Nomis

In Blaenau Gwent, the hourly pay excluding overtime increased in 2021 by £1.93. In 2020 there was an increase of 26p. This is comparable to Wales which also witnessed an increase of 57p, albeit a much less of an increase. There is now only a 62p difference between Wales and Blaenau Gwent compared to a £1.98 difference in 2020.

In terms of earnings by residence there was a significant increase in 2021.

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

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

Total Number of Day Visitors

Year	Number of Day Visitors
2012	504,500
2013	517,470
2014	508,240
2015	537,850
2016	557,970
2017	514,620
2018	558,230
2019	574,320
2020	No data available

Source: Blaenau Gwent County Borough Council: Tourism

There is no update available for this indicator

Total Number of Stay Visitors

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

2018	164,960
2019	169,400

Source: Blaenau Gwent County Borough Council: Tourism

There is no update available for this indicator.

Number of Tourism Facilities Completed per Annum

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

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

Amount of Revenue Generated by the Tourism Industry

The table below sets out the amount of revenue generated by the tourism industry.

Year	Amount of Revenue Generated by the Tourism Industry
2013	£37.98 million
2014	£39.76 million
2015	£43.2 million
2016	£45.6 million
2017	£50.9 million
2018	£54.9 million
2019	£60.87 million
2020	No data available

Source: Blaenau Gwent County Borough Council: Tourism

There is no update available for this indicator.

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

SA Objective 4	SA Indicators	
To enhance the vitality and viability of town centres	Annual vacancy rate in town centres	A
Monitoring Results	A	
<u>Annual vacancy rate in town centres</u>		
Refer to the LDP Monitoring Framework Table SP3 (b) for detail.		
In terms of reducing the vacancy rate in Ebbw Vale from a base level of 11.5% the target has not been achieved (+3.5%).		
In terms of reducing the vacancy rate in Abertillery from a base level of 20% the target has been achieved (-3%).		
In terms of reducing the vacancy rate in Brynmawr from a base level of 11.6% the target has been achieved (-5%).		
In terms of reducing the vacancy rate in Tredegar from a base level of 12.4% the target has not been achieved (+2%).		
In terms of reducing the vacancy rate in Blaina from a base level of 25% the target has not been achieved (+1%).		

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

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

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

Year	General Market Housing	Affordable Housing	Total
2007	73	0	73
2008	102	0	102
2009	112	38	150
2010	43	72	115
2011	46	26	72
2012	65	148	213
2013	49	33	82
2014	40	41	81
2015	42	7	49
2016	46	101	147
2017	39	48	87
2018	40	0	40
2019	44	31	75
2020	101	0	101
2021	60	72	132
2022	97	27	124
Total	999	644	1,643

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

In terms of the net number of additional affordable and general market dwellings built and the outcome requirement of 1,900 by 2016 and 3,500 by 2021 at 1,643 the Plan is behind target and has not met the outcome for 2021.

Percentage of Vacant Residential Properties

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

The new 2021 Census figures on vacancy rates has not yet been published therefor there is no update available for this monitoring outcome.

Net Additional Gypsy and Traveller Units

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

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

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

SA Objective: 6	SA Indicators	
To improve the quality of housing stock	Number of houses meeting Welsh Housing Quality Standard	X
Monitoring Results	X	
Number of houses meeting Welsh Housing Quality Standard		
In 2021-22, it was reported that:		
<ul style="list-style-type: none"> • United Welsh has 961 properties in Blaenau Gwent – all of which are WHQS compliant. • Melin has 425 properties in Blaenau Gwent – all of which are WHQS compliant. • Linc Cymru has 598 properties in Blaenau Gwent – No update has been received for the period 2021-2022. • Tai Calon has 5,861 properties in Blaenau Gwent – 100% of which are WHQS compliant. 		
Year	Number of houses meeting Welsh Housing Quality Standard	
2014	4,129	
2015	7,000	
2016	8,038	
2017	8,103	
2018	8,026	
2019	7,748	
2020	No data available	
2021	No data available	
2022	No data available	

SA Objective: 7	SA Indicators		
To secure the delivery and maintenance of quality affordable housing	% of eligible residential planning permissions where affordable housing has been negotiated	G	
	Average house price to income ratio	A	
Monitoring Results	G		
% of Eligible Residential Planning Permissions where Affordable Housing has been Negotiated			
Year	Number of eligible planning applications	No. where affordable housing has been negotiated	% of eligible residential planning permissions where affordable housing has been negotiated
2013-2014	1	1	100%
2014-2015	3	2	66%
2015-2016	8	7	87.5%
2016-2017	1	1	100%
2017-2018	3	2	66%
2018-2019	7	6	90%
2019-2020	2	2	100%

2020-2021	2	1	50%
2021-2022	1	1	100%
Total	28	23	82%

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

In terms of the percentage of eligible residential planning permissions where affordable housing has been negotiated, at 82% of applications, the Plan is having a positive impact.

Average House Price to Income Ratio

Year	Average house price	Average earnings	Ratio
2013-2014	£61,860	£21,034	2.94:1
2014-2015	£61,371	£20,711.6	2.96:1
2015-2016	£69,384	£20,976.8	3.3:1
2016-2017	£77,737	£22,562.8	3.4:1
2017-2018	£83,280	£25,547.7	3.26:1
2018-2019	£93,806	£24,956	3.73:1
2019-2020	£92,437	£23,618	3.91:1
2020-2021	£107,218	£27,211	3.94.1

Source: Land Registry and Nomis

The latest information for earnings and house prices for April 2021 was £107,218 (Land Registry) whereas the average earnings was £27,211 (Nomis). This results in a ratio of 3.94:1 which is the highest to date.

In terms of average price to income ratio this year has risen by 0.03 to 3.94:1.

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

SA Objective 8	SA Indicators									
To improve educational attainment and increase skills levels	Delivery of learning infrastructure	G								
	Proportion of new employment opportunities that offer training schemes secured through S106 agreements on major schemes	A								
Monitoring Results	A									
<p>Delivery of Learning Infrastructure Refer to LDP Monitoring Framework Table SP8 (b) for detail.</p> <p>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.</p> <p>Proportion of new employment opportunities that offer training schemes</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Number of major employment schemes</th> <th>Number which offer training schemes</th> <th>Proportion</th> </tr> </thead> <tbody> <tr> <td>2013-2014</td> <td>1</td> <td>1</td> <td>100%</td> </tr> </tbody> </table>			Year	Number of major employment schemes	Number which offer training schemes	Proportion	2013-2014	1	1	100%
Year	Number of major employment schemes	Number which offer training schemes	Proportion							
2013-2014	1	1	100%							

2014-2015	0	0	N/A
2015-2016	0	0	N/A
2016-2017	0	0	N/A
2017-2018	0	0	N/A
2018-2019	3	0	0%
2019-20	3	0	0%
2020-21	2	0	0%
2021-22	1	0	0%

There has been 1 planning permission granted for a major employment opportunity in the period 2021-22, of which it does not offer a training scheme.

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

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

SA Objective 9	SA Indicators		
To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	The percentage of the total length of rights of way in the local authority area, that are easy to use by the general public		X
	Accessibility by hubs – Number of highway and public transport schemes implemented		R
Monitoring Results	A		
<u>The percentage of the total length of rights of way in the local authority area, that are easy to use by the general public</u>			
Year	Total Length of PROW	PROW Accessible to the General Public	Percentage Accessible to the General Public
2013 - 2014	300,984 metres	295,086 metres	98.07%
2014 - 2015	300,984 metres	241,289 metres	80.2%
2015 - 2016	300,984 metres	242,589 metres	80.6%
2016 - 2017	301,392 metres	243,805 metres	80.9%
2017 - 2018	301,392 metres	243,805 metres	80.9%
2018-2019	301,392 metres	243,805 metres	80.9%
2019-2020	There is no accurate up to date figure available		
2020-2021	There is no accurate up to date figure available		
2021-2022	There is no accurate up to date figure available		
Source: Blaenau Gwent County Borough Council: Green Infrastructure			
It has not been possible to collect the data for this indicator for a number of years and therefore it is impossible to give any degree of accuracy over the ease of use of public rights of way in Blaenau Gwent.			
<u>Accessibility by Hubs – Number of Highway and Public Transport Schemes Implemented</u>			
Refer to LDP Monitoring Framework Table SP6 for detail.			

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

The Plan is currently having a mixed impact on the objective to improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community.

SA Objective 10	SA Indicators	
To promote community health, social care and well-being	Community satisfaction / perceptions	A
	Overall index of multiple deprivation	X
	Hectares of recreational open space per 1,000 population	R
	Number of leisure facilities completed per annum	R
	Delivery of health infrastructure	G
	Number of people with access to natural greenspace within 400m of their home as a percentage of all people	G
	Percentage of population within 1 km of Cycle Network	G
	Percentage of pupils who take part in sport at least 3 times a week	X
	Percentage of pupils who take part in sport at a club outside of school in the last year	X
	Percentage of pupils who enjoy sport outside of school a lot	X
Monitoring Results	A	

Community Satisfaction / Perceptions

Blaenau Gwent County Borough Council have not undertaken a community satisfaction survey this year. However, Welsh Government undertakes an annual National Survey for Wales. In August 2022, the results of the 2021-22 survey were published. The survey included a question on the satisfaction of the local area as a place to live. People who live in Blaenau Gwent were 68% satisfied, the lowest rate of 22 local authorities in Wales which was significantly lower than the next lowest ranked local authority, Newport with 79% (although Blaenau Gwent also had the highest level of ‘neither satisfied or dissatisfied’). The highest rate of satisfaction was in Denbighshire with 96%.

Overall Index of Multiple Deprivation

The latest Welsh Index of Multiple Deprivation (WIMD) was published October 2019. There has been no refresh of the WIMD 2019 data.

Hectares of Recreational Open Space per 1,000 Population

Refer to the LDP Monitoring Framework Table SP9 for details.

In terms of working towards the FIT standard of 2.4 hectares of recreational open space per 1,000 projected population, the figure has remained at 1.00 ha.

Number of Leisure Facilities Completed per Annum

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

In terms of the number of leisure facilities completed per annum and the outcome requirement for 6 schemes to be completed by 2016 and a further project by 2021, the target has not been achieved as only 3 out of the 7 schemes have been completed.

Delivery of Health Infrastructure

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

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

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

Refer to LDP Monitoring Framework Table SP9 for details.

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

Percentage of Population within 1km of Cycle Network

Year	Percentage of population within 1 km of Cycle Network
2013-2014	91%
2014-2015	95%
2015-2016	95%
2016-2017	96%
2017-2018	96%
2018-2019	96%
2019-2020	96%
2020-2021	96%
2021-2022	96%

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

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

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

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

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

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

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

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

2020	
Source: School Sports Survey (Sports Wales, 2015 and 2018)	
Percentage of pupils who enjoy sport outside of school a lot	
Year	Blaenau Gwent %
2015	66%
2018	59%
2019	No data available for this period
2020	
Source: School Sports Survey (Sports Wales, 2015 and 2018)	
The Plan is having a mixed impact on the objective to promote community health, social care and well-being.	

SA Objective 11	SA Indicators	
To reduce crime, social disorder and fear of crime	Percentage of large new housing sites that meets the 'secured by design' certification criteria	G
Monitoring Results	G	
<p>Percentage of new housing sites that meets the 'secured by design certification criteria' For the current year (2022), one full planning application for housing has been granted which meets the 'secure by design criteria'.</p> <p>In terms of the percentage of housing sites that meets the 'secured by design certification criteria' the Plan is on target.</p> <p>The Plan is having a positive impact on the objective to reduce crime, social disorder and fear of crime.</p>		

SA Objective: 12	SA Indicators							
To encourage modal shift from private transport to sustainable transport	Frequency of buses between hubs	A						
	Frequency of public transport to Cardiff or Newport	A						
	No. and value of planning contributions secured for improvements in public transport, walking and cycling	A						
	Modal split - % of population travelling to work by sustainable modes	X						
Monitoring Results	A							
<p>Frequency of buses between hubs The following list identifies the main bus services that currently operate within Blaenau Gwent:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">SERVICE</th> <th style="width: 60%;">ROUTE AND TIMINGS</th> <th style="width: 25%;">OPERATOR</th> </tr> </thead> <tbody> <tr> <td>X4*</td> <td>Cardiff-Merthyr-Tredegar-Ebbw Vale-Brynmawr-Abergavenny-Herford (2 hourly to Hereford every 30mins at busy times and hourly throughout the rest of the day to Abergavenny)</td> <td>Stagecoach (black)</td> </tr> </tbody> </table>			SERVICE	ROUTE AND TIMINGS	OPERATOR	X4*	Cardiff-Merthyr-Tredegar-Ebbw Vale-Brynmawr-Abergavenny-Herford (2 hourly to Hereford every 30mins at busy times and hourly throughout the rest of the day to Abergavenny)	Stagecoach (black)
SERVICE	ROUTE AND TIMINGS	OPERATOR						
X4*	Cardiff-Merthyr-Tredegar-Ebbw Vale-Brynmawr-Abergavenny-Herford (2 hourly to Hereford every 30mins at busy times and hourly throughout the rest of the day to Abergavenny)	Stagecoach (black)						

X15*	Brynmawr-Abertillery-Newport (every 30 mins at busy times and hourly service for the rest of the day)	Stagecoach (dark red)
E11*	Tredegar Peacehaven-Ebbw Vale (hourly service)	Harris Coaches (green)
E12	Tredegar-Dukestown (hourly)	Harris Coaches
E14	Tredegar-Gwent Way (hourly service)	Harris Coaches (dark blue)
4	Tredegar – Cefn Golau-Rhymney – Pontlottyn and Ystrad Ysbyty Fawr(hourly service)	Harris & Stagecoach (dark green)
52	Abertillery-Newbridge-Blackwood (every hourly service)	Stagecoach (red)
56	Tredegar-Blackwood-Newport (30 mins at busy times otherwise hourly)	Stagecoach (red)
3	Abergavenny-Gilwern-Brynmawr (4 services a day)	Stagecoach (lilac)
1	Abertillery-Cwmtillery-Brynithel-Hillcrest-Abertillery (hourly service)	Henleys Bus Service
3	Abertillery-Arael View (hourly)	Henleys Bus Service
X1*	Brynmawr-Abertillery-Pontypool-Cwmbran (hourly)	Phil Anslow
31	Brynmawr to Forgeaside (hourly)	Phil Anslow

* denotes links between hubs

In terms of bus services the E2,E3 and E4 no longer run and have been replaced by a new fflecsi service. The frequency of buses between hubs varies between 2 and 1 per hour.

Frequency of public transport to Cardiff or Newport

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

Monday-Saturday: 1 train per hour (First train, 06.33, last train, 22:38).

Sunday: 1 train every 2 hours (First train, 8.52, last train, 22:44).

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

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

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

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

No contributions have been secured this year.

Year	No of improvements	Value of contributions
2009-2014	5	£50,000
2014-2015	0	0

2015-2016	0	0
2016-2017	0	0
2017-2018	0	0
2018-2019	0	0
2019-2020	0	0
2020-2021	0	0
2021 - 2022	0	0

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

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

No further update is available.

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

SA Objective 13	SA Indicators	
To protect and enhance biodiversity across Blaenau Gwent	Number of developments which have an adverse effect on European sites	G
	Area of SSSI lost to development per annum	G
	Amount of protected woodland and trees lost to development per annum	G
	Area of SINCC lost to development per annum	G
	Area of LNR lost to development per annum	G
	Number of Environmental Enhancements	G
Monitoring Results	G	
<p>Number of developments which have an adverse effect on European sites Refer to LDP Monitoring Framework Table SP10 for detail.</p> <p>In terms of the number of developments which have an adverse effect on European sites and the requirement for all sites to have a project level HRA, as no planning applications were received the target has been achieved.</p> <p>Area of SSSI lost to development per annum Refer to LDP Monitoring Framework Table SP10 for detail.</p> <p>In terms of the requirement for no net loss of SSSI to development the Plan is on target.</p> <p>Amount of protected woodland and trees lost to development per annum The amount of trees protected by a Tree Preservation Order (TPO) that have been lost this year through development are set out in the table below.</p>		
2016-2017		
Planning Ref No	Location	Comments
C/2004/0534	Medhurst Nantyglo	The planning permission relates to the development of 3 dwellings. There has been a loss of 33 protected trees

		due to unlawful works on site, not carried out in accordance with the planning permission.
C/2016/0050	Bangor Road	2 trees lost to development. Planning permission granted at appeal.
2017 - 2018		
No loss of protected trees or woodland		
2018 - 2019		
No loss of protected trees or woodland		
2019 - 2020		
No loss of protected trees or woodland		
2020 - 2021		
Planning Ref No	Location	Comments
C/2020/0201	Land at Northgate Steelworks Rd Ebbw Vale	There is a removal of 4 diseased trees. Further tree planting is to take place.
C/2019/0190	Catholic Rd, Brynmawr	There will be a loss of a number of trees, however re-planting will be undertaken to enhance the current tree cover and longer term tree management will take place
2021 - 2022		
No loss of protected trees or woodland		

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

Area of SINC lost to development per annum

Refer to LDP Monitoring Framework Table SP10 for detail.

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

Area of LNR lost to development per annum

Refer to LDP Monitoring Framework Table SP10 for detail.

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

Number of Environmental Enhancements

Refer to LDP Monitoring Framework Table SP10 for detail.

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

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

SA Objective 14	SA Indicators	
To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Number of conservation area appraisals and conservation area	G

	management plans undertaken / implemented	
	Number of listed buildings and historic sites	G
	Number of listed buildings or archaeological sites enhanced	G
	Number of listed or local buildings of historical value brought into use for tourism	G
	The number of scheduled ancient monuments having undergone positive management works	G
	Number of historic assets that have an approved monument management in place	G
	Condition of registered parks and gardens of historic interest	G
Monitoring Results		G
<p><u>Number of conservation area appraisals and conservation area management plans undertaken / implemented</u></p> <p>The Tredegar Conservation Area Appraisal and Management Plan was adopted by the Council in 2013. The Tredegar Conservation Area Design Guide is currently still on hold.</p> <p>In terms of the number of conservation area appraisals and conservation area management plans undertaken and being implemented, there is full coverage in Blaenau Gwent.</p> <p><u>Number of listed buildings and historic sites</u></p> <p>In 2009 it was recorded that there are 53 listed buildings and 9 scheduled ancient monuments, there has been no loss of listed buildings and historic sites therefore, there is no change from the base date of the Plan.</p> <p>In terms of the number of listed buildings and historic sites the Plan is having a positive impact.</p> <p><u>Number of listed buildings or archaeological sites enhanced</u></p> <p>Refer to Monitoring Framework Table SP11 for detail.</p> <p>In terms of all applications to preserve or enhance listed buildings or archaeological sites, the target has been met.</p> <p><u>Number of listed or local buildings of historical value brought into use for tourism</u></p> <p>Refer to LDP Monitoring Framework Table SP11 for detail.</p> <p>For the current year 2021 – 2022 one application was granted to change the use of a listed building for tourism use.</p> <p><u>The number of scheduled ancient monuments having undergone positive management works</u></p> <p>There have been no scheduled ancient monuments that have undergone positive management works in the period 2021 - 2022.</p>		
Year	No. of Scheduled Ancient Monuments having undergone	

	positive management works
2006 -2014	2
2014 -2015	0
2015 - 2016	0
2016 - 2017	0
2017 - 2018	0
2018 - 2019	0
2019 - 2020	0
2020 - 2021	0
2021 - 2022	0

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

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

Currently there are 4 monument management plans in place. There are no historic assets that have undergone monument management plans in 2021 - 2022.

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

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

Condition of registered parks and gardens of historic interest

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

In terms of the condition of registered parks and gardens of historic interest the only existing park and garden has been improved and is in excellent condition.

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

SA Objective 15	SA Indicators	
To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Amount of new development permitted on previously developed land (brownfield development and conversions) expressed as a	A

	percentage of all development permitted	
	Average density of housing development permitted on allocated sites	A
	Number of land reclamation schemes completed per annum	R
Monitoring Results	A	
<p><u>Amount of new development permitted on previously developed land (brownfield development and conversions) expressed as a percentage of all development permitted</u> Refer to LDP Monitoring Framework Table SP7 (b) for details.</p> <p>In terms of the amount of new development permitted on previously developed land (brownfield redevelopment and conversions) expressed as a percentage of all development permitted and the requirement for 80%, the Plan with a figure of 94%, is ahead of target this year.</p> <p><u>Average density of housing development permitted on allocated sites</u> Refer to LDP Monitoring Framework Table SP7 (b).</p> <p>In terms of the average density of housing development permitted on allocated sites the average density last year and this year are below the 35 Plan average.</p> <p><u>Number of land reclamation schemes completed per annum</u> Refer to LDP Monitoring Framework Table SP7 (b).</p> <p>In terms of the number of land reclamation schemes completed per annum and the outcome for 2 schemes to be completed by 2016 and a further 2 by 2021 the Plan, having completed none, the Plan has failed to meet both the 2016 and 2021 outcome.</p> <p>The Plan is having a mixed impact on the objective to make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity.</p>		

SA Objective 16	SA Indicators	
To conserve soil resources and their quality	No. and area of contaminated land site remediated through new development	G
	Area of greenfield land lost to development (ha) which is not allocated in the plan	A
Monitoring Results	A	
<p><u>No. and area of contaminated land site remediated through new development</u> In terms of the number and area of contaminated land sites to be remediated through development there has been 9 between 2021 - 2022.</p>		

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

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

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

Refer to LDP Monitoring Framework Table SP9.

The monitoring target of no net loss of greenfield land lost to development which is not allocated in the plan has not been achieved between 2021 – 2022, with a loss of 0.15ha.

SA Objective 17	SA Indicators			
To reduce emissions of greenhouse gases, in particular carbon dioxide	Greenhouse gas emissions (CO ₂ equivalent) by sector and per capita (tonnes per year) G			
Monitoring Results	G			
The table below shows the Local Authority Carbon Dioxide Figures (2015) by sector in Blaenau Gwent. The most up to date information available is for 2017 which was published in June 2019				
Local Authority CO₂ emissions estimates 2005-2017 (kt CO₂) by sector in Blaenau Gwent				
Year	Industry & Commercial	Domestic	Transport	Per Capita Emissions (t)
2007	146.2	171.3	88.4	6.1
2008	149.3	175.9	87.0	6.2
2009	118	157.3	84.9	5.4
2010	125.7	164.9	83.2	5.6
2011	110.2	143.7	82.7	5.0
2012	121.9	152.8	82.1	5.3
2013	120.5	150.1	81.1	5.2
2014	100.7	125.5	81.6	4.4
2015	84.4	122.1	84.2	4.4
2016	79.4	115.1	85.7	4.3
2017	86.2	109.4	79.4	4.1
2018	88.7	109.2	81.8	4.2
2019	94.2	108.0	80.0	4.2

2020	93.6	105.7	70.3	3.9
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Source: 2005-2020 UK Local and Regional CO₂ Emissions Dataset (Department of Energy and Climate Change (DECC))

According to the data available from DECC, the CO₂ emissions in Blaenau Gwent are significantly less than 2007/8. The most recent data for 2020 shows a decrease across all sectors. These figures require on-going monitoring to ensure that improved economic conditions in the future don't lead to an increase in CO₂ emissions.

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

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

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

SA Objective 20	A	
To maintain current low levels of vulnerability of all development to flooding	Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests	A
Monitoring Results	A	
<p>Amount of development permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests Refer to LDP Monitoring Table SP7 (c).</p>		

In terms of the amount of development permitted in C1 and C2 flood plain areas not meeting all TAN 15 tests the figure for 2021 - 2022 is 0.

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

SA Objective 21		SA Indicators	
To promote the use of sustainably sourced products and resources		Use of reclaimed and sustainably sourced materials for construction	A
Monitoring Results		A	
Use of reclaimed and sustainability sourced materials for construction			
It was suggested in the 2013-2014 AMR that this information is only collected for major schemes.			
Proposal	Application type	Use of reclaimed and sustainably sourced material secured	
2014-2015			
Primary care resource centre on land adjacent to Blaen y Cwm School in Brynmawr	Full	Yes	
Proposed factory extension to provide additional warehousing facilities at Zorba Delicacies on Rassau Industrial Estate	Full	No	
B1 employment use on land to the south east of Lime Avenue	Outline	Will be dealt with as Reserved Matters	
Residential development at the former Rhyd y Blew reservoir	Outline	Will be dealt with as Reserved Matters	
2015-2016			
Extension to the existing Waste Transfer Station	Full	No	
2016-2017			
Erection of two buildings for class B1/B2/B8 use on land rear of 39 and 40 Rassau Industrial Estate	Full	No	
Proposed construction of a new single form entry school on land adjacent to Bethany Chapel, Six Bells	Outline	Yes (reserved matters currently being considered)	
Extension of Cwmcrachen Gypsy Site for the provision of 4. No pitches	Full	No	
2017-2018			
Drive thru restaurant and retail units on the former NMC factory site, Blaina Road, Nantyglo	Hybrid application – Full and Outline	No material details were submitted with the outline application. The materials for the drive thru restaurant are	

		typical of the established restaurant chain.
2018-2019		
Land north of Regain Building, Mill Lane, Victoria, The Works, Ebbw Vale	Full	The applicant has identified within the DAS that materials will be locally sourced
Land at Rhyd Y Blew, Bryn Serth Road, Ebbw Vale. The construction of an employment unit for B1, B2 or B8 uses,	Full	The applicant has stated that low impact building materials will be used but does not state whether these will be locally sourced or reclaimed material.
Land at Bryn Serth (adj to KFC) Waun-y-Pound, Ebbw Vale. Construction of 100 residential dwellings	Full	No
Eurocaps, Crown Business Park, Tredegar. Extension of existing production and warehouse facilities	Full	No
2019-2020		
Land at Waun-y-Pound, Ebbw Vale Residential development of 277 units	Full	It is not clear if this has been taken into account or if the materials will be locally sourced.
Land off southern end of Lime Avenue, Former Steelworks Site, Ebbw Vale Construction of 6 buildings to provide 25 employment units for B1 and B2 uses	Full	Although it is noted that an energy statement has been prepared for the development, it is not clear if sustainable sourced or reclaimed materials has been taken into account or if the materials will be locally sourced.
Rassau Ind Est, Ebbw Vale Construction of new business units (Class B1/B2/B8 and ancillary uses) and associated parking areas, external works.	Full	The proposed buildings will be a modern clad which is typical of the surrounding buildings and industrial nature of the proposal.
Lakeside Brynmawr 3 retail units (unit 2 Class A1 convenience food store, Unit 3 Class A1 comparison and flexible use for Unit 4 Classes A1/A2/A3) and associated works	Full	The materials used are typical of the national chain occupiers.
Units 23/24, Tafarnaubach Ind Est Parking place for heavy goods vehicles with associated workshop/office building comprising of 6 no. starter	Full	The proposed buildings will be a galvanised steel which is typical of the surrounding buildings and industrial nature of the proposal.

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

works		
Former Glyncod Comprehensive School Badminton Grove Ebbw Vale New Primary School and Childcare Facility with External Play Areas, Recreational Spaces and Other Associated Infrastructure	Full	Sustainable materials which have maximum durability, minimum maintenance requirements and low toxicity, making use of recyclable or recycled content are proposed.
<p>The Plan is having a mixed impact on the objective to promote the use of sustainably sourced products and resources.</p>		

SA Objective 22	SA Indicators	
To increase energy efficiency and generation and use of renewable energy across the County Borough	Capacity of renewable energy developments installed per annum	G
	Capacity of low carbon energy developments installed per annum	G
Monitoring Results	G	
<p><u>Capacity of renewable energy developments installed per annum</u> Refer to Monitoring Table SP7 (a) for detail.</p> <p>0.04 MW of renewable energy developments have been installed in 2021-22. The plan is moving in the right direction and having a positive impact.</p> <p><u>Capacity of low carbon energy developments installed per annum</u> Refer to Monitoring Table SP7 (a) for detail.</p> <p>0.8 MW of low carbon energy developments have been installed in 2021-22. The plan is moving in the right direction and having a positive impact.</p> <p>The Plan is having a positive impact on the objective to increase energy efficiency and generation and use of renewable energy across the County Borough.</p>		

SA Objective 23	SA Indicators	
To conserve and enhance surface and ground water quality	Percentage surface water (natural water bodies) of Overall Good Status	A
	Percentage groundwater of Overall Good Status (quality and levels)	A
	% of planning applications granted in sewered areas where there is no capacity and no planned upgrades	G
Monitoring Results	A	

The full local evidence packages from NRW on the Water Framework Directive have not been updated since 2015 for local authorities, however up-to-date data is available via the Geo-portal Lle and Water Watch Wales.

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

Year	Percentage surface water (natural water bodies) of Good Ecological Status
2014 (2013 figures)	42%
2015 (2014 figures)	Lakes 50% Rivers 37.5% 42.8% overall
2016 (2015 figures)	Lakes 0% Rivers 33.3% 33.3% overall
2017 (2016 figures)	Lakes 0% Rivers 33.3% 33.3% overall
2018 (2017 figures)	Lakes 0% Rivers 33.3% 33.3% overall
2019 (2018 figures)	Lakes 0% Rivers 33.3% 33.3% overall
2020 (2018 figures)	Lakes 0% Rivers 33.3% 33.3% overall
2021 (2018 figures)	Lakes 0% Rivers 33.3% 33.3% overall
2022	Lakes 0% Rivers 0% 33.3% overall

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

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

Percentage groundwater of Overall Good Status (quality and levels)

Year	Percentage Groundwater Overall Status (natural water bodies) of Good Ecological Status
2014 (2013 figures)	50%
2015 (2014 figures)	50%
2016 (2015 figures)	50%
2017 (2016 figures)	50%
2018 (2017 figures)	50%
2019 (2018 figures)	50%
2020 (2019 figures)	50%
2021	50%
2022 (2021 figures)	50%

* Please note this figure is based on the new methodologies 2021. NRW have introduced changes to how they monitor water body status. These include updated standards to determine good status and changes to the size and shape of water bodies.

<https://waterwatchwales.naturalresourceswales.gov.uk/en/>

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

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

0% of planning applications have been granted in sewered areas where there is no capacity and no planned upgrades. The Plan is therefore having a positive impact.

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

SA Objective 24	SA Indicators	
Protect the quality and character of the landscape and enhance where	Proportion of valued landscape lost to development	G

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

Proportion of valued landscape lost to development

There has been no major planning application proposed outside the settlement boundary and within a Special Landscape Area for the current year, therefore there has been no loss in valued landscape.

Year	Area of valued landscape lost to development (ha)	Proportion of valued landscape lost to development
2013-2014	236 ha	3%
2014-2015	0 ha	0%
2015-2016	0 ha	0%
2016-2017	0 ha	0%
2017-2018	0 ha	0%
2018-2019	0 ha	0%
2019-2020	0ha	0%
2020 - 2021	0ha	0%
2021 - 2022	0ha	0%

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

Number of new developments exceeding TAN 11 or BS4142 Noise Requirements

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

Planning App. No.	Location
2016 – 2017	
C/2016/0151	Cwmcrachen Gypsy Site, Nantyglo
C/2016/0158	Land to rear of units 39 and 40 Rassau Industrial Estate, Ebbw Vale
C/2016/0226	Land adjacent to Bethany Baptist Chapel, Six Bells
2017 – 2018	
C/2017/0019	Former NMC Factory Site, Brynmawr
2018-2019	
C/2017/0143	Land at Ashvale Sports Club, Griffiths Gardens
C/2017/0159	Land East of Blaina Road, Brynmawr
C/2017/0309	Office building, Bridge Street, Ebbw Vale
C/2017/0338	Land adjacent to and north of Llys Glyncoed, Ebbw Vale
C/2017/0344	Baldwin House, The Boulevard, Victoria, Ebbw Vale

C/2018/0132	Crawshay House, Greenland Road, Brynmawr
C/2018/0191	Greenacre Hospital, Tredegar
C/2018/0205	Former quarry adjacent to Craig House, Nant y Croft, Rassau, Ebbw Vale
C/2018/0217	Land at Bryn Serth, Ebbw Vale
C/2018/0310	Land at Rhyd y Blew
C/2018/0334	Land South of Unit 11 Roseheyworth Business Park, Abertillery
2019-2020	
C/2019/0005	Land at Waun-y-Pound.
C/2019/0054	Land off southern end of Lime ave - opposite hospital.
C/2019/0009	Rassau Ind Est
C/2019/0195	Tafarnaubach Ind Est
C/2019/0203	Tafarnaubach Ind Est
C/2020/0033	23-24 Tafarnaubach Ind Est
C/2019/0102	29 Tafarnaubach Ind Est
C/2019/0331	Roseheyworth Business Park
C/2019/0035	Former NMC Site 2-4 lakeside, Blaina Rd
C/2019/0030	Land to the East of Blaina Rd.
2020 - 2021	
C/2021/0001	Unit 21 Rising Sun Ind Est
2021 - 2022	
C/2021/0233	Swffryd Service Station Swffryd Road Swffryd Crumlin

In terms of the number of new developments exceeding TAN 11 or BS4142 Noise, as there are none, the Plan is having a positive impact.

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

The information provided has been based on major applications.

In terms of the number of major applications granted that include conditions relating to light pollution, there were none received in the period 2019-2021. Therefore a return of no applications has been recorded for the current year.

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

Three planning permission has been granted that include conditions relating to light pollution.

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

physical effects)

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

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

Proportion of landscape characterised and managed

100% of the landscape has been characterised through the LANDMAP process and as a result extensive areas of land has been designated as Special Landscape Areas (7,614 ha).

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

This information has remained unchanged for the period 2021 - 2022.

In terms of the proportion of landscape characterised and managed, as 100% is characterised and 548 ha are subject to management plans, the plan is having a positive impact.

The Plan is having a positive impact on the objective to protect the quality and character of the landscape and enhance where necessary.

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 The 2021-22 AMR is the eighth monitoring report to be prepared since the adoption of the LDP in November 2012. The findings of the AMR provide an important opportunity for the Council to assess the effectiveness of the Plan and to determine whether or not it needs to be reviewed.

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

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

6.3 The LDP provides a robust platform for sustainable growth and regeneration. Welsh Governments initiatives such as the Tech Valleys project to bring advanced manufacturing jobs to the Gwent Valleys will both assist with growing the economy and help deliver the Strategy of growth and regeneration. This is evident through the major planning application which was approved in 2022 for the construction and operation of a glass manufacturing factory on Rassau Industrial Estate

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

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

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

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

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

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

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

6.9 Section 3 indicates the changes in national planning policy guidance. The Replacement Local Development Plan will take into account these changes. In the meantime, relevant changes in national policy will be considered where necessary in any development management decision.

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

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

6.11 The results of the monitoring process for 2021-22 indicate that the targets in respect of 4 out of 19 monitoring aims are on-going, being met or exceeded and 8 monitoring aims are not currently being achieved but the situation can be overcome without immediate intervention or sufficiently progressed not to require direct intervention. The remaining 7 are currently falling short of the required pattern of delivery.

6.12 The lack of delivery in terms of employment, retail and housing is having an impact on Strategic Policies SP1, SP2, SP4 (a), SP4 (b) and SP5 (a). Whilst development levels are far lower than planned this is as a result of external factors particularly in relation to the Covid-19 pandemic, economic recession, poorly performing housing market and the high aspirations identified for the area.

6.13 In terms of the Sustainability Appraisal monitoring the results indicate that the Plan is having a positive impact in respect of the 10 of the sustainability objectives; not having a positive or are having a mixed impact on 11 of the objectives; having a negative impact on 2 objective and there is no data available for 1 indicator. The main area where targets are not being met is with regards to the promotion of economic growth and strengthening and diversification of the economy. Overall, the plan is having a mixed impact on aspects of sustainability.

6.14 No new Supplementary Planning Guidance (SPG) documents have been approved in the period 2021-22.

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

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

6.16 It is becoming increasingly clear that the original housing requirement figure based on the 2008 household projection is too high. It was based on a period of growth whereas what we have experienced is a recession. This has meant low housing completions for 14 out of the 15 year Plan period.

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

6.17 The table below identifies the policies that need adjusting or replacing because they are not working or are not achieving the objectives of the strategy. A Replacement Local Development Plan is currently being prepared which will seek to address these strategic issues.

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

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

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

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

Recommendations

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

6.21 This year the Plan was found to be meeting 4 out of 19 monitoring a decrease of 1 from last year. The number of monitoring aims identified as not being achieved has remained at 8 this year. The number of trigger levels has decreased from 9 in 2019-21 to 6 in 2020-21. The Plan is not performing in areas such as retail, housing, and employment.

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

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

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

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

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

6.26 Towards the end of 2021, the Planning Policy team experienced significant resource issues with the loss of staff due to retirement and sickness. This resulted in further slippage in the revised Delivery Agreement timetable. The team are now back to full capacity and are working on a second revised Delivery Agreement which will set out a new timetable for the delivery of the Replacement Local Development Plan. It is anticipated that this will be approved in January 2023.

Recommendations

6.27 As a result of the findings of the Annual Monitoring Report for 2021-22 it is recommended that:

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

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
Mixed Use Sites			
MU1	Ebbw Vale Northern Corridor	<p>Strategic mixed-use employment site – on land at Rhyd-y-Blew (29.8 ha of which 13.2 ha is the indicative developable area)</p> <p>Employment and road side services - at Bryn Serth (22.8 ha of which 10.5 ha is the indicative developable area)</p> <p>Commercial leisure hub – commercial leisure and associated A3 uses (4 ha)</p> <p>Residential - 805 homes including 10% affordable housing on three parcels of land (23 ha) (It should be noted that not all of the existing facilities are required to relocate to enable the provision of 805 homes)</p>	<p>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. No development has taken place to date.</p> <p>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. Work has not started to date.</p> <p>The Council are currently working with the landowners of the site to bring the remaining site forward.</p> <p>Outline planning application (2013/0170) for 250 housing units on the former reservoir site has been granted subject to the signing of a S106 agreement, which is currently being re-negotiated.</p> <p>(2018/0217) at Land at Bryn Serth has been completed.</p> <p>A further planning application (C/2019/0005) has been submitted by Persimmon Homes for 277 units on the former school and college site. The site is under construction.</p> <p>These are being secured through S106 contributions and/or on site works.</p>

		<p>A network of green links – to allow the effective integration of the SINC's and other key habitat areas</p>	
MU2	'The Works', Ebbw Vale	<p>Aneurin Bevan Hospital – a 96 bed Local General Hospital;</p> <p>The Central Valley & Wetlands Park – a green corridor running through the site</p> <p>Environmental Resource Centre – Provides an education facility for local children and the community to explore the heritage and ecology of the site</p> <p>Employment – 5 ha of commercial and business space primarily located adjacent to the hospital site</p> <p>Residential – Approximately 520 homes at varying densities across the site built to higher than nationally required standards and including 20% affordable housing</p> <p>Learning Zone – The Learning Zone includes the provision of education and training for 14-19 year olds. The Works site will also include a 21st Century 3-16 School</p>	<p>The development is complete.</p> <p>The development is complete.</p> <p>The development is complete.</p> <p>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.</p> <p>5 sustainable houses have been completed on the site. A Design and Masterplan for The Works was adopted in October 2013. A Development Brief for the Northgate residential area has been adopted. The site has full planning permission and development of the site is underway.</p> <p>The development is complete.</p> <p>The development is complete.</p> <p>The development is complete.</p>

		<p>over two sites that will provide; primary education; an integrated children’s centre, secondary education and the relocated Pen y Cwm Special School</p> <p>Leisure Centre and Sports Fields – A new leisure centre and sports pitches will be developed to provide new leisure amenities for the community</p> <p>Arts Centre – A new arts centre will be developed to provide a community and professional arts/cultural event programme</p> <p>Basement Strategy – A range of uses are being considered for the basements including sports and leisure, exhibition space, summer markets for food & craft including a café, education and recreation facilities</p> <p>Retail – The retail element will only consist of local convenience facilities, including local shops and smaller commercial units;</p> <p>Energy Centre – A centralised energy hub.</p> <p>Family History & Genealogy Visitor Centre – The Former General Offices (Grade II* Listed Building) is to become a visitor centre bringing industrial heritage to life and showcasing one of the largest archives in Wales.</p> <p>Public Realm – Focus on a sequence of public squares running through the site.</p>	<p>On-going.</p> <p>The development has not started.</p> <p>The development is complete.</p> <p>The development is complete.</p> <p>The development is complete.</p>
MU3	NMC Factory and Bus Depot, Brynmawr	<p>Residential – maximum of 60 homes including 10% affordable housing; and Commercial / Leisure/ Community Facility opportunity to act as an active link between Brynmawr District</p>	<p>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</p>

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		Town Centre and Lakeside Retail Park	McDonalds is being implemented under a separate permission C/2017/001. A number of planning application conditions have been discharged relating to signage, highway works and contamination. The factory buildings have also been demolished on the site and development is almost complete.
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.	Development of this site is unlikely to happen due to the closure of Festival Shopping Retail Park.
R1.3	Extension to Tesco Stores, North West Approach, Ebbw Vale	1,700 sq m of convenience and comparison	Planning permission has now lapsed.
R1.4	Market Street, Ebbw Vale	600 sq m of comparison floorspace	The site is currently being used as a car park. No progress to date.
Housing			
H1.1	Willowtown School, Ebbw Vale	Allocation for 22 units.	The school building has been demolished. Discussions are on-going regarding development of this site. Planning Permission has not been granted.
HC1.1	North of Cwmyrdderch Court Flats,	Committed housing site for 16 units.	The site is a self-build site with 4 units completed. There are three more units currently under construction.

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	Ebbw Vale		The site is under construction.
HC1.2	Letchworth Road, Ebbw Vale	Committed housing site for 27 units.	The development is complete.
HC1.3	Old 45 Yard, Steelworks Road, Ebbw Vale	Committed housing site for 82 units.	The development is complete.
HC1.4	Adjacent Pant-y-Fforest, Ebbw Vale	Committed housing site for 21 units.	A planning application (c/2014/0077) to vary a condition to extend the time period for the submission of a reserved matters planning application has been approved and S106 has now been signed. Development has not started.
HC1.5	Heol Elan, Ebbw Vale	Committed housing site for 43 units.	The development is complete.
HC1.6	Land at College Road, Ebbw Vale	Committed housing site for 41 units.	The development is complete.
HC1.7	Adj Sports Ground, Gwaun Helyg, Ebbw Vale	Committed housing site for 69 units.	The development is complete.
HC1.8	Higgs Yard, Ebbw Vale	Committed housing site for 29 units.	Full permission (c/2007/0658) was granted in 2009 and has now lapsed.
HC1.9	Mountain Road, Ebbw Vale	Committed housing site for 22 units.	The development is complete.
HC1.10	Briery Hill, Ebbw Vale	Committed housing site for 33 units.	The development is complete.
H1.2	Cartref Aneurin Bevan, Tredegar	Housing allocation for 13 units.	The development is complete.
H1.3	Greenacres, Tredegar	Housing allocation for 18 units.	The site is under construction
H1.4	Land adjacent to Chartist Way, Tredegar	Housing allocation for 101 units.	No progress to date.
HC1.11	Derelict Bus Garage, Woodfield Road, Tredegar	Committed housing site for 11 units.	The development is complete.
HC1.12	Former LCR Factory, Charles Street, Tredegar	Committed housing site for 14 units.	The development is complete.
HC1.13	Former Factory Site, Pochin, Tredegar	Committed housing site for 28 units.	Planning permission for reserved matters was granted (c/2008/0360) in 2008. Outline planning permission has been granted for the construction of dwellings (c/2014/0238) and the

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			<p>S106 agreement has been signed.</p> <p>A reserved matter application is pending for access, site layout and infrastructure and currently conditions are being discharged. The number of units on site has decreased to 15.</p> <p>The factory has been demolished and some ground work undertaken.</p>
HC1.14	Land at Poultry Farm, Queen Victoria Street, Tredegar	Committed housing site for 3 units.	<p>20 units completed and a further unit under construction. 1 unit not started.</p> <p>Full permission has been granted for the construction of a further dwelling (c/2015/0033) however no further progress has been made.</p>
HC1.15	Upper Ty Gwyn Farm, Nantybawch, Tredegar	Committed housing site for 38 units.	<p>The site is a self-build site. 20 units have been completed and a further 3 units are under construction.</p> <p>The site is under construction and progressing slowly.</p>
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.	<p>Planning permission has expired.</p> <p>Development has not started.</p>
HC1.19	BKF Plastics, Ashvale, Tredegar	Committed housing site for 54 units.	<p>Outline planning permission C/2007/0730 was granted and a renewal of this has since been granted C/2015/0052. A further application for renewal has been approved subject to the signing of a S106 (C/2019/0351). The building has been demolished.</p> <p>Development has not started.</p>
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	<p>Outline planning permission c/2007/0418 has now lapsed.</p> <p>Planning permission (c/2015/0077)</p>

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			<p>has been approved for 6 houses on part of the site. No development has taken place to date.</p> <p>The development has not started.</p>
HC1.22	Park Hill, Tredegar	Committed housing site for 160 units.	<p>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.</p> <p>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.</p> <p>A new planning application (c/2021/0290 has been approved to extend the life of the permission (c/2015/0236 and c/2015/0237)</p> <p>Development has not started.</p>
H1.5	Garnfach School, Nantyglo	Housing allocation for 28 units.	<p>The school buildings have been demolished.</p> <p>Development has not started.</p>
H1.6	Crawshay House, Brynmawr	Housing allocation for 25 units.	<p>A planning application (2018/0132) has been approved to convert the building into 14 apartments.</p> <p>Development has not started.</p>
H1.7	Infants School & Old Griffin Yard, Brynmawr	Housing allocation for 36 units	<p>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.</p> <p>Development has not started.</p>
H1.8	Hafod Dawel Site, Nantyglo	Housing allocation for 44 units.	The development is complete.
H1.9	West of the Recreation	Housing allocation for 15 units.	No planning applications received. No further progress to date.

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	Ground, Nantyglo		Development has not started.
H1.10	Land to the East of Blaina Road, Brynmawr	Housing allocation for 25 units.	Outline planning (2017/0159) has been approved for residential development (25 units) and a drive thru restaurant. The drive through has been completed. No further progress on site.
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, progress is slow. A discharge of conditions application for 3 plots has been approved. The site is under construction.
HC1.25	TSA Woodcraft, Noble Square Industrial Estate, Brynmawr	Committed housing site for 25 units.	The development is complete.
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,	Housing commitment for 11 units.	Full planning permission (c/2008/0310) was granted in 2008 which has now lapsed.

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	Nantyglo		Two further outline applications have been received pending decision.
H1.12	Six Bells Colliery Site, Six Bells	Housing allocation for 40 units.	No planning applications received. No further progress to date.
H1.13	Warm Turn, Six Bells	Housing allocation for 32 units.	No planning applications received. No further progress to date.
H1.14	Roseheyworth Comprehensive, Abertillery	Housing allocation for 33 units.	No planning applications received. No further progress to date.
H1.15	Former Mount Pleasant Court, Brynithel	Housing allocation for 18 units.	No planning applications received. No further progress to date.
H1.16	Hillcrest View, Cwmtillery	Housing allocation for 22 units.	Full planning permission granted (c/2008/0383) in 2010 has now lapsed. Further planning permission has been granted with conditions (C/2020/0043) for 28 units. The development has not been started.
H1.17	Quarry Adj to Cwm Farm Road, Six Bells	Housing allocation for 22 units.	No planning applications received. No further progress to date.
HC1.29	At Cwm Farm Road, Abertillery	Committed housing site for 20 units.	Since the base date of the plan the outline planning permission 2008/0207 has been renewed by application 2012/0005 and application 2017/0075. The development has not started.
HC1.30	Former Swffryd Junior School, Swffryd	Committed housing site for 18 units.	The development is complete.
HC1.31	Land at Penrhiw Estate, Brynithel	Committed housing site for 23 units.	Outline planning permission was granted (2005/0578) in 2006. Full planning permission was granted in 2017 (C/2016/0375) for 31 houses. In 2018 a further application was approved for variation of conditions – for a new site layout and substitution of housing type (C/2018/0109). The development has not been started.
Gypsy Traveller			
GT1	Land South of Cwmcraehen Gypsy Site, Nantyglo	Accommodation for 6 pitches	A full planning application (c/2015/0399) has been granted for the extension of Cwmcraehen gypsy site for the provision of 4 new pitches, 2 semi-detached utility buildings, new

			access and associated works. The development has not started.
Transport			
Cycle Routes			
T1.1	HoV Route linking Nine Arches Tredegar to Brynmawr		The development is complete.
T1.2	Link from HoV to Rassau Industrial Estate		The development has not started.
T1.3	HoV to Ebbw Vale and Cwm		The development is complete.
T1.4	Cwm to Aberbeeg		The development is complete.
T1.5	Link from HOV to Trefil		The development has not started.
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		The development is complete.

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

	south of Tredegar		
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.
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		<p>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.</p> <p>A further application has been 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).</p>
Education			
ED1.1	Ysgol Gymraeg, Brynmawr	New primary school	The development is complete.
ED1.2	Lower Plateau Six Bells Colliery Site	A new primary school on the former Six Bells Colliery site to replace Bryngwyn and Queen Street	The development is complete.
Community Facilities			
CF1.1	Sirhowy Infants School, Tredegar	Community Centre	The development is complete.
Tourism and Leisure			
TM1.1	Eastern Valley Slopes, Ebbw Vale	Potential for tourism, leisure and education via promotion of access to the countryside and improvement to the natural environment.	The development is complete.
TM1.2	Garden Festival, Ebbw Vale	Proposal to develop Festival Park into a major tourist destination. 3 applications have been granted: c/2010/0132 for Castle, super tubing c/2011/0109 for Vertigo hang loose zip-wire attraction' c/2011/0248 for widening of footpaths and creation of new sections for shared use.	<p>The development is complete.</p> <p>Development is unlikely to happen due to site closure.</p> <p>The development is complete.</p>
TM1.3	Blue Lakes, Tredegar	Ebbw Vale and District Development Trust (EVAD) proposal to create a new park, visitor centre and café.	<p>EVAD have been disbanded and it is unlikely that this scheme will proceed.</p> <p>The development has not started.</p>
TM1.4	Bedwellty House and Park,	Restoration of Bedwellty House to create a visitor experience,	The development is complete.

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	Tredegar	restaurant, gardens and function area.	
TM1.5	Parc Bryn Bach (including a hotel), Tredegar	Potential to further develop the tourism offer of the park with opportunities for a hotel and bunk-house facility.	<p>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 is under construction</p> <p>The development for a hotel has not started.</p>
TM1.6	Nantyglo Roundhouse Towers, Nantyglo	Potential for heritage centre and educational resource.	<p>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.</p> <p>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.</p> <p>The educational and heritage potential has not been progressed.</p>
TM1.7	Cwmtillery Lakes, Cwmtillery	Outdoor Gateway and Education facility as a base for outdoor activities.	<p>Community led project which is unlikely to be taken forward.</p> <p>The development has not started.</p>
Formal Leisure			
L1.1	Chartist Way, Tredegar	Informal play space provision	No further progress to date.
Land Reclamation			
ENV4.1	Pennant Street phase 2, Ebbw Vale		No further progress to date.
ENV4.2	Parc Bryn Bach, Tredegar		No further progress to date.
ENV4.3	Cwmcraehen, Brynmawr		No further progress to date.
ENV4.4	Llanhilleth Pithead Baths, Llanhilleth		<p>The Council is in negotiation with the owner to buy the site.</p> <p>The development has not started.</p>
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		<p>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.</p> <p>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.</p>
W1.2	Silent Valley, Ebbw Vale	New bulking / waste transfer facility. Permission granted (2013/0105) in 2013.	<p>The development is complete.</p> <p>Planning permission (c/2015/0057) has been granted for an extension to the existing waste transfer station.</p> <p>The development is complete.</p>

Appendix 2: Mandatory Indicators

Mandatory Indicators	Monitoring Results
The housing land supply taken from the current Housing Land Availability Study	<p>In March 2020, Welsh Government announced changes to the way in which housing delivery is monitored. The changes to PPW remove the five-year housing land supply policy and replace it with a housing trajectory as the basis for monitoring the delivery of development plan housing requirements in the Annual Monitoring Reports (AMRs).</p> <p>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.</p> <p>In terms of the cumulative annual level of completions monitored compared against the cumulative Average Annual Requirement (AAR) there has been under delivery of cumulative completions since the beginning of the Plan period and so the trigger of under delivery on two consecutive years has been broken.</p>
Number of net additional affordable and general market dwellings built per annum	A total of 97 general market units and 27 affordable units were built in 2021-2022.
Net employment land supply / development per annum	During 2021-22, 0.28 ha of employment development was delivered on allocated sites and 0.52 ha of employment on non-allocated sites has been delivered.
Amount of development, including housing, permitted on allocated sites in the development plan as a % of development plan allocations and as a % of total development permitted (ha and units)	<p>From a total of 379.75 ha of allocated land, 5.88 ha was permitted in 2021-22 which is equivalent to 1.54%.</p> <p>In 2019-20, out of a total of 11.78 ha of land permitted 5.88 ha was on allocated sites, which is equivalent to 50%.</p>
Average density of housing development permitted on allocated development plan sites	The average density of housing development permitted on allocated sites was 29 per ha for the period 2021-22.
Amount of new development permitted on previously developed land (brownfield redevelopment and conversions) expressed as a percentage of all development permitted (BGCBC Planning Applications)	During 2021-22, 94% (11.06 ha of a total of 35.16 ha) of development permitted was on previously developed land.
Amount of major retail, office and leisure development (sq m) permitted in town centres expressed as a percentage of all major development permitted (TAN 4);	No major retail, office and leisure developments have been permitted in Blaenau Gwent's town centres.
Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 and C2 floodplain	During 2021-22, no planning permissions for highly vulnerable or emergency services were permitted within flood zone C2 not meeting all TAN 15 tests.

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areas not meeting all TAN 15 tests	
Amount of greenfield and open space lost to development (ha) which is not allocated in the Plan	During 2021-22 0.15 ha of open space has been lost to development which is not allocated in the Plan.
The extent of primary land-won aggregates permitted expressed as a percentage of the total capacity required, as identified in the regional waste Plan	26% of the total capacity required has been permitted.
The capacity of renewable energy developments installed per annum	0.84 MW of renewable /low carbon energy was installed in 2021-22.

Appendix 3: Housing Trajectory Tables

Tables for Current Local Development Plan

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

Settlement tier / growth zone	Allocated Site Name	Total Site Capacity	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																	30		
	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		7																	
	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		4																	
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	11					4	44							14	19	46	57	

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, Nantybwhch	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																		
	HC1.1 North of Cwmyrdderch Court Flats, Cwm	16	4	3					1							2				
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																			0

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																	
	HC1.23 Recticel and Gwalia Former Factory Site, Brynmawr	41	41										41								
Upper Ebbw Fach	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	30	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	Units beyond 5 yr period	
Ebbw Vale	Land adj Glyncoed	33				33								
	Adj Sports Ground Gwaun Helyg	26		17		7								
	Letchworth Road	11		5	6									
	Land off Cambridge Gardens	10											10	
	Carlton House, Penuel Square	14					14							
	Former Briery Hill School Site	35							15	20				
	Norther Corridor - Former Rhyd-y-Blew Reservoir	250											250	
	Northern Corridor Land at Bryn Serth	100			19	46	35							
	Northern Corridor - Land at Waun - y -Pound, College Road	277							80	80	80	37		
	Former Quarry adj to Graig House, Nant-y-Croft	50								4	4	4	4	34
	Former Sheltered Housing at Glanffrwd	23	23						23					
	Northgate, The Works	57							30	27				
Tredgar	Poultry Farm	3	1				1	1	1					
	Upper TY Gwyn Farm	10	3		1		2	3	1	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	18									18			
BKF Plastics	54							18	18	18				

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	Units beyond 5 yr period
Brynmawr /Nantyglo / Blaina	Clydach Street	7		2	2		1	1	1				
	Noble Square Industrial Estate	25			4		21						
	Crawshay House	14						14					9
	Cwm Farm, Tanglewood	49			4	3	2	6	6	6	6	6	10
Abertillery including Cwmtillery and Six bells	Former Police Station, Abertillery	14			14								
	Hillcrest View, Cwmtillery	28							28				
Tier 3: Cwm	Ty Cwm	34			34								
	Cwmrydderch Court Flats (north of)	13	3				1	3	1	1	1	1	5
Tier 5: Pochin	Pochin Houses	15						3	3	3	3	3	
TOTAL				49	89	112	101	164	185	133	88	15	318

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