

Local Development Plan Examinations: Procedure Guidance (August 2015) - revised
Practice Guidance – Building an Economic Development Evidence Base to support a
Local

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

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

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

The vacancy rate for Tredegar town centre at 19.4% has breached the trigger of 18%
The net number of additional affordable and general market dwellings built at 1,084 is 43% below the target of 1,900 and has therefore breached the trigger of 30%.

The number of net additional affordable houses secured through S106 at 73.4 is behind the target of 224 and breaks the trigger of being below 20% of this target.

The change in sales value per sq m for residential land has fallen 10% below its original figure in some parts of the borough breaching the trigger.

The trigger of not having less than a 5 year housing supply has been breached (1.35 years).

The trigger point of no decrease in the Fields in Trust Standard of 2.4 ha per 1,000 population has been breached.

The percentage of development permitted on allocated sites as a percentage of total development permitted and the requirement for 70%, the Plan, with a figure of 48% for 2015-2016, has not met the target and has breached the trigger of -10%.

In terms of the requirement for no permissions for highly vulnerable or emergency services development within flood zone C2, as the Plan permitted 1, a trigger point has been breached.

In terms of the requirement for 23.8 ha of employment land to be delivered, with no employment allocations delivered, the Plan has breached the trigger of -20%.

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

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

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

 homes within Blaenau Gwent met the Welsh Housing Quality Standard, a rise of since last year;

Blaenau Gwent has the highest proportion of communities in the most deprived 10% in Wales;

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

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

As a result of the findings of the Annual Monitoring Report for 2016 it is recommended that a

1.1

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

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

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

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

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 /e0 1 126.

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

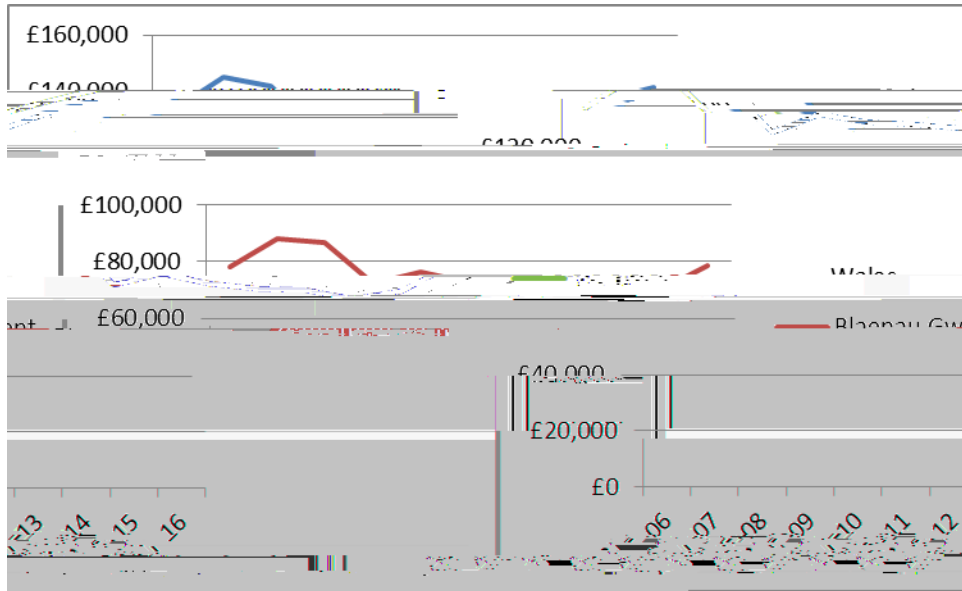
- A significant change in external conditions;
- A significant change in local context e.g. closure of major employment site;
- A significant change in development pressures or needs and investment strategies of major public and private investors;
- A significant change in national policy or legislation;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

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

~~ZZ DZ 11001~~ **y 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

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



3.15 According to the Land Registry, in April 2016 the average house price in Wales was £141,315 whereas the average house price in Blaenau Gwent was £78,532. As can be ot4 422.83 Tm422.8

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

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

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

3.41 The Joint Housing Land Availability Study (JHLAS) 2016 provides detailed information on the housing land supply in Blaenau Gwent – based on LDP requirements. The findings of the study indicated that there was a 1.35 years housing land supply. Whilst the housing land supply is below 4(e)8(t)e2285re 43(u)-4(ile)7(d)-4()-2854()-6[yea3()-283t(w)5()-283(d)-4(o)-7(es)

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

4.1 The 2016 Annual Monitoring Report is the third monitoring report and coincides with a key outcome date for the Blaenau Gwent LDP that is the delivery of the 2016 outcomes which is two-thirds of the way through the plan period. It therefore provides an

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

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

An allocated site that has been

T1.1 T1.3	HoV Route linking 9 Arches Tredegar to Brynmawr

In terms of housing, the action being taken is covered in Monitoring Tables SP4 (a) and (b) and SP5 (a).

The Regeneration Division of the Council have set up an Ebbw Vale Innovation Corridor (EVIC) Programme to bring together a number of major mixed use regeneration projects (Ebbw Vale Sustainable Framework (MU1) The Works (MU2)), Enterprise Zone sites, Town Centre Improvements and the Circuit of Wales. The new overarching Programme will provide an efficient joined up approach to these existing projects maximising positive regeneration outcomes and benefits. New management arrangements have introduced a new level of co-ordination and challenge for delivery of key work packages.

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

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

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

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

	1	DM1, DM2, DM5 & DM6 AA1 & R1
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 Tredgar 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

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.

national average rate.

The vacancy rates across the principal and district town centres is a mixed picture and one that is

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

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

	2 & 3	DM1, DM2, DM3, DM7, DM8, DM9 & DM12 MU1, MU2, MU3, H1, & HC1



investment, increase tourism, improve skills but will also increase confidence in the area. City Deal offers an opportunity to access significant investment (£1.2 billion total) to deliver new jobs and leverage an additional £4 billion of private sector investment. It provides an opportunity to improve transport connectivity; increase skill levels; supporting people into work; and giving businesses the support they need to innovate and grow. Blaenau Gwent is part of this and is looking to benefit from the funding.

The Council have produced marketing sheets to promote the housing land allocated in the Local Development Plan. These have been placed on the Council's website.

The adopted LDP was based on a strategy of growth and regeneration the growth, amongst other things, required a high level of housing

	2 & 3	DM1, DM2, DM3, DM7, DM8, DM9 & DM12 MU1, MU2, MU3, H1, & HC1
Number of net additional affordable dwellings built per annum	224 affordable dwellings through S106 agreements	335 affordable dwellings through S106 agreements
Change in viability	Change in sales value per sq m A change that would impact on viability of development -	

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



assist in delivering affordable homes:

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

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

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



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	Hollybush	

	6	DM1, DM2 & DM

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

	6	DM1, DM2 & DM4

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

Source: Nomis

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

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

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

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

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

The designation of an Enterprise Zone will assist with the transformation of the local economy in Blaenau Gwent and attract major inward investment focussing on the manufacturing sector. The marketing that is taking place, the funding and other benefits should prove attractive to prospective inward investors.

The Council's Regeneration, Planning and Estates departments are working collaboratively to monitor the situation in terms of land take up and the uses operating on the industrial sites. The Council are currently conducting a Business Survey with existing businesses on the industrial

	8 & 9	DM1, DM2, DM3 & DM10

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.

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

	11 & 12	DM3, DM11, DM12, DM13, DM14, DM15 & DM16 MU1, MU2, CF1, TM1 & L1
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 per 1000 population (FIT standard)	Working towards FIT standards of 2.4 hectares of recreational open space per 1000 projected population (current standard 1.11 ha)	

Number of tourism/leisure

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

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

	Bedwellty House and Park
	The Works – Ebbw Vale Leisure Centre
	Eastern Valley Slopes

There is no further progress on land at Bryn Serth which was granted planning permission for mixed use development including the provision of a hotel. No development has commenced()-77t8004 0.4

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

- Marking walking trails in order to put up notice boards with trail information

- River management projects to improve water quality and habitat

- Extensive planting of wild meadow flowers, bulb and trees along verges, alongside Ebbw Vale

- Town train station, throughout the Works, Local Nature Reserves and public amenity spaces

- School and community projects to improve greenspace, environment and habitats

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

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

	14	DM17
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	15	DM3, DM18 & DM19 M1, M2, M3 & M4



	16	DM1, DM2, DM3 & DM20 W1

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

This year has seen a further drop in recycling figures from 50% to 49% at a time when the national target increased from 52% to 58%. Changes introduced last year to recycling collection met

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

5.2 A key issue in determining the Plan's sustainability progress is in ensuring the proposed indicators are providing the necessary information to allow prediction of the effects of the Plan. The

	Bedwellty House and Park
	The Works – Ebbw Vale Leisure Centre
	Eastern Valley Slopes

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

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

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

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

Last year it was reported that planning permission has been granted for 4 holiday cottages at Abertysswg Road()yss

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

2013	10.13	12.00
2014	10.09	12.01
2015	10.55	12.26

Source: Nomis

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

To enable the development of a strong

2013	126,660
2014	131,320

Source: Blaenau Gwent County Borough Council: Tourism

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



To improve the quality of housing stock	Number of houses meeting Welsh Housing Quality Standard	
<p>United Welsh has 965 properties in Blaenau Gwent – all of which are WHQS compliant. Melin has 312 properties in Blaenau Gwent – all of which are WHQS compliant Linc Cymru has 585 properties in Blaenau Gwent – all of which are WHQS compliant. Tai Calon has 6,176 properties in Blaenau Gwent – 100% of which are WHQS compliant.</p> <p>Therefore a total of 8,038 houses meet the Welsh Housing Quality Standard this is a significant increase from last year.</p>		
2014	4,129	
2015	7,000	
2016	8,038	

To secure the delivery and maintenance of quality affordable housing	% of eligible residential planning permissions where affordable housing has been negotiated	
	Average house price to income ratio	



available. The indicators should now read:

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

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

2015/16	41% (36% Male and 45% Females)

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

To encourage modal shift from private transport to sustainable transport	Frequency of buses between hubs	
	Frequency of public transport to Cardiff or Newport	
	No. and value of planning contributions secured for improvements in public transport, walking and cycling	
	Modal split - % of population travelling to work by sustainable modes	-

The following list identifies the main bus services that currently operate within Blaenau Gwent:

X4*	Cardiff-	
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	annum	
	Amount of protected woodland and trees lost to development per annum	
	Area of SINC lost to development per annum	
	Area of LNR lost to development per annum	
	Number of Environmental Enhancements	

Refer to LDP Monitoring Framework Table SP10 for detail.

Refer to LDP Monitoring Framework Table SP10 for detail.

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

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

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

There have been no scheduled ancient monuments that have undergone positive management works in 2015 - 2016.

2006 -2014	2
2014 -2015	0
2015 - 2016	0

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

2006-2014	4
2014-2015	



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

To reduce waste generation and maximise reuse and recycling	Amount of re-use and recycling/composting of municipal waste	
<p>Refer to LDP Monitoring Table SP13 for details.</p>		

To maintain current air quality	Estimated background air quality	
<p>Refer to LDP Monitoring Framework Table SP10 for details.</p>		

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	
<p>Refer to LDP Monitoring Framework Table SP10 for details.</p>		

Refer to LDP Monitoring Table SP7 (c).



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This information has remained unchanged since last year.

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

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

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

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

The current economic situation, the lack of confidence in the housing market and viability issues has

Appendix 1: Status of Allocations

Policy Ref.	Site Name	Description	Progress
Mixed Use Sites			

MU1	Ebbw Vale Northern Corridor	Strategic mixed-use employment site – on land at Rhyd-y-Blew (29.8 ha of which 13.2 ha is the indicative developable area)	
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Employment and road side services - at Bryn Serth (22.8 ha of which 10.5 ha is the indicative developable area)

Commercial leisure hub – commercial leisure and associated A3 uses (4 ha)

Residential - 805 homes including 10% affordable housing on three parcels of land (23 ha)

Policy Ref.	Site Name	Description	Progress
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Policy Ref.	Site Name	Description	Progress
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of the site. A meeting has also been held with the landowners of The Walk.

Policy Ref.	Site Name	Description	Progress
HC1.21	Corporation Yard, Tredegar	Committed housing site for 23 units Outline planning permission was granted (2007/0418) in 2008	<p>granted for the construction of 23 dwellings and associated works.</p> <p>Development has not started.</p> <p>Outline planning permission c/2007/0418 has now lapsed. Planning permission (c/2015/0077) has been approved for 6 houses on part of the site</p> <p>The development has not started</p>

Policy Ref.	Site Name	Description	Progress
H1.10	Land to the East of Blaina Road, Brynmawr	Housing allocation for 25 units. No planning applications received.	No further progress to date.

Policy Ref.	Site Name	Description	Progress
		No planning applications received.	
H1.14	Roseheyworth Comprehensive, Abertillery	Housing allocation for 33 units. No planning applications received.	No further progress to date.
H1.15	Former Mount Pleasant Court, Brynithel	Housing allocation for 18 units. No planning applications received.	No further progress to date.
H1.16	Hillcrest View, Cwmtillery	Housing allocation for 22 units. Full planning permission granted (c/2008/0383) in 2010.	The development has not been started. The c/2008/0383 planning permission has lapsed.
H1.17	Quarry Adj to Cwm Farm Road, Six Bells	Housing allocation for 22 units. No planning applications received.	No further progress to date.
HC1.29	At Cwm Farm Road, Abertillery	Committed housing site for 20 units. Since the base date of the plan outline planning permission (c/2012/0005 renewal of c/2008/0207) was renewed in 2012.	The development has not started.
HC1.30	Former Swffryd Junior School, Swffryd	Committed housing site for 18 units.	

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

Policy Ref.	Site Name	Description	Progress
	south of Abertillery		
Employment			
EMP 1.1	Land at Festival Park, Ebbw Vale	Part of EVIC	The development has not started.
EMP1.2	Land at Tredegar Business Park, Tredegar	Part of Enterprise Zone	The development has not started.
EMP1.3	Land at Rising Sun Industrial Estate, Nantyglo		The development has not started.
EMP 1.4	Rassau Platform A, Ebbw Vale	Part of Enterprise Zone and part of EVIC	The development has not started.
EMP 1.5	Rassau Platform B, Ebbw Vale	Part of Enterprise Zone	The development has not started.
EMP 1.6	Land at Waun-y-Pound, Tredegar		0.4 ha of the sit

Policy
Ref.

Policy Ref.	Site Name	Description	Progress
ENV4.2	Parc Bryn Bach, Tredegar		No further progress to date.
ENV4.3	Cwmcrachen, Brynmawr		No further progress to date.

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