

Adjacent to Pant-y-Fforest, Ebbw Vale



Grid Ref: 317263 210400

Description:

The site is greenfield land and has formerly been used for grazing. The site is located to the rear of Pant-y-Fforest housing estate and lies north east of Ebbw Vale town centre. Access to the site will be off Pant-y-Fforest Road. The site rises from east to west. The western boundary backs onto rear gardens and a young woodland area.

Delivery Considerations:

An existing right of way which runs through the site will need to be retained or diverted. A Design Brief is required to ensure the development takes place in a co-ordinated manner. Transport infrastructure improvements may be required to ensure developments are highly accessible.

Further Information and Support:

The **Planning Department** provides a Planning Advice Service where more specific advice will be given on development proposals. Details of the service provided and the relevant charges can be found on the [Blaenau Gwent website](#).

Blaenau Gwent Local Authority **Building Control** can oversee and guide your building regulation application in a quick, professional and responsive manner. Our service is extremely competitive. More information can be found on the [Blaenau Gwent website](#).

Contact Details

Development Services, Blaenau Gwent County Borough Council
Floor 1A, Civic Centre, Ebbw Vale, NP23 6XB

☎ **Planning** 01495 355555 **Building Control** 355529 **Policy** 354740

✉ planning@blaenau-gwent.gov.uk
buildingcontrol@blaenau-gwent.gov.uk
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LDP Allocation: HC1.4

Planning Status: Application to extend the period for submission of reserved matters relating to outline approval (Planning Permission Ref: c/2014/0077 currently undetermined)

Site Area: 1.63 ha

Potential Capacity: Approximately 20 dwellings

S106 Requirements:
10% Affordable Housing

Landowner: Vale Developments
(Details available on request)

Superfast Broadband Status:
Superfast broadband is available

Reserved Matter Requirements:
Access, landscaping, appearance, layout and scale

Survey Information Required by Conditions:

- Full Drainage Details
- Construction Method Statement
- Highway Improvement Details
- Design Brief
- Intrusive Site Investigation Report
- Contamination Investigation
- Habitat Protection and Enhancement Scheme

It is advised you contact the planning department as this list is only an indication of what may be required

Additional Information

Distance to:	Miles	Kilometres
'A' Road	0.7	1.12
Ebbw Vale Town Centre	0.9	1.44
Ebbw Vale Town Railway Station	1.4	2.25

