

Christchurch Area, The Works, Ebbw Vale



Grid Ref: 317023 209032

Description:

This is the housing element of the Christchurch area located on brownfield land on The Works site, Ebbw Vale. The Works is identified in the LDP as a strategic mixed use development site. The Christchurch area includes the recently constructed Leisure Centre and sports pitches, Multi Storey car park and the 11-16 Learning Community. The housing land is flat and vacant and comprises of 2 parcels of land. The site is located centrally within The Works site. The site is located a short distance from the new Ebbw Vale town centre rail link and station. Access to the sites can be achieved via Lime Avenue. Further information is available in [The Works Design and Masterplan Supplementary Planning Guidance](#).

Delivery Considerations:

The site lies within flood zone C2. A Flood Consequence Assessment (FCA) has been prepared for the site which shows that the site should be within Flood Zone A, and is considered to be of little or no risk of fluvial or tidal/coastal flooding. Subject to review and acceptance of the updated FCA by Natural Resources Wales, the Development Advice Map and flood maps for the site will be amended accordingly.

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
planningpolicy@blaenau-gwent.gov.uk

LDP Allocation: MU2

Planning Status: LDP adopted site

Site Area: 0.9 ha

Potential Capacity: 40 dwellings

S106 Requirements:

10% Affordable Housing, Education, Open Space and Recreation, etc
(Subject to viability and need)

Landowner: BGCBC

(Details available on request)

Superfast Broadband Status:

Superfast broadband is available

Planning Application Requirements:

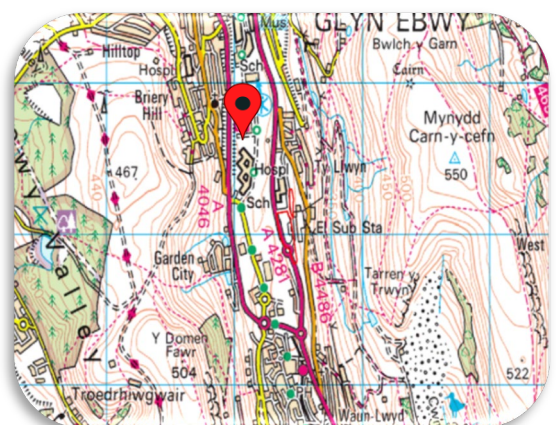
- Pre-application Consultation Report (v)
- Design and Access Statement (v)
- Preliminary Ecological Appraisal (v)
- Flood Consequence Assessment (v)
- Coal Mining Risk Assessment (v)
- Transport Statement
- Development Brief
- Site Investigation Report
- Site Environmental Management Plan (SEMP)

Potential Validation Requirement (v)

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	0.4	0.64
Ebbw Vale Town Centre	1.0	1.60
Ebbw Vale Town Railway Station	0.6	0.96



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