

# 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](mailto:planning@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       |

