



Grid Ref: 315106 210964

## Description:

This area of land is allocated in the Local Development Plan as part of a mixed use site (MU1). The site is very well located at the northern end of Ebbw Vale and lies adjacent to the strategic site Rhyd-y-Blew and in close proximity to Rassau Industrial Estate and the newly aligned Heads of the Valleys Road. Ebbw Vale town centre, the Works Site and the rail link are a short distance to the south. The site is a flat area of grassland that has excellent connectivity links to the wider green infrastructure. Vehicular access to the site has been completed via the existing roundabout along Bryn Serth Road. A [Masterplan](#) has been prepared for the site and surrounding area. The site is part of the Ebbw Vale Enterprise Zone.

## Delivery Considerations:

The site is designated as a Site of Importance for Nature Conservation (SINC) therefore development will need to accommodate and enhance the valuable ecological features of the site. On and off site mitigation measures will be required. Linkages to the adjacent Rhyd y Blew site will be required. Transport infrastructure improvements may be required to ensure developments are highly accessible.

## Further Information and Support:

**SAB approval will be required for all new development over 100 sqm.** For further information click [here](#)

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

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**LDP Allocation:** MU1

**Planning Status:** LDP Adopted Site

**Total Site Area:** 22.8ha

**Indicative Developable Area:** 10.0ha

**Landowner:** Newbridge Construction Ltd

**Use Class:** B1, B2, B8, and appropriate SG, Leisure and Roadside Services

**Site Status:** Primary Site

## Broadband Status:

Superfast broadband is available

## Planning Application Requirements:

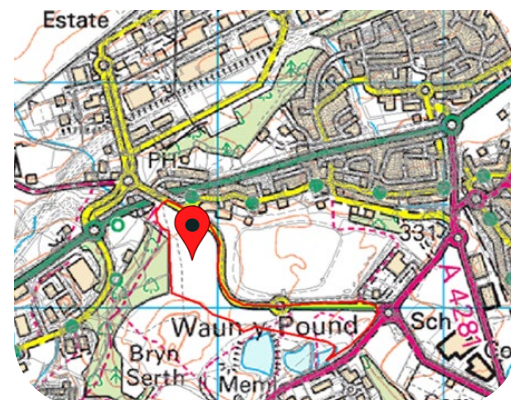
- Pre-application Consultation Report (v)
- Design and Access Statement (v)
- Tree Survey (v)
- Preliminary Ecological Appraisal (v)
- Coal Mining Risk Assessment (v)
- Transport Assessment
- Project Level Habitat Regulation Assessment
- Preliminary Risk Assessment (ground contamination)
- Air Quality Assessment (dependant on type of employment)
- Transport Assessment required for developments over 5,000 sqm

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: (approx.)	Miles	Kilometres
Distance to M4 Corridor	20.5	32.9
Distance to A465	0.5	0.8
Ebbw Vale Town Centre	1.2	1.9
Ebbw Vale Town Railway Station	1.6	2.5



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