

Parkhill (west), Tredegar



Grid Ref: 314127 207923

Description:

The site is greenfield land, situated south west of Tredegar town centre. The site can be accessed from the west by the B4250 Parkhill road. The site is open moorland in character comprising of mainly grassland with a number of streams and ditches.

Delivery Considerations:

The site is designated as a Site of Importance for Nature Conservation (SINC) therefore on and off-site ecological mitigation measures will be required. The site lies in close proximity to a Scheduled Ancient Monument. A site boundary stone wall will also be required to be repaired for visual and ecology measures. 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
planningpolicy@blaenau-gwent.gov.uk

LDP Allocation: HC1.22

Planning Status: Extant Outline Planning Permission (Planning Application Ref: c/2015/0236) (expires on 04/01/2020)

Site Area: 6.69 ha

Potential Capacity: 150 dwellings

S106 Requirements:

10% Affordable Housing, Leisure Contributions as a commuted sum, Highway Improvements, Flood Defence Consents (to move culverts), Provision of foot/cycle Path Links

Landowner: Real Estate Investors PLC (Details available on request)

Superfast Broadband Status: Superfast broadband is available

Reserved Matters Requirements: All matters reserved

Survey Information Required by Conditions:

- Phasing Plan
- Reptile and Bat Survey
- Landscape and Ecology Masterplan
- Landscape Scheme
- Site Stability Assessment
- Water Infrastructure Provision Scheme
- Drainage and Sewerage Scheme
- Method Statement (mitigation for potential disturbance to people and ecology during construction)
- External Lighting Plan
- Archaeological Investigation (each phase of site)
- Archaeological Survey (of Leat)
- Safety Scheme for Ponds and Footpaths
- Transport Assessment

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

Additional Information

<i>Distance to:</i>	<i>Miles</i>	<i>Kilometres</i>
'A' Road	0.8	1.28
Tredegar Town Centre	0.5	0.80
Ebbw Vale Town	2.8	4.50
Railway Station		
Rhymney Railway Station	4.0	6.43



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