

Hillcrest View, Cwmtillery



Grid Ref: 321983 205223

Description:

The site is brownfield land, formerly residential which has since been demolished. The site lies north of Abertillery town centre in a predominantly residential area. The land is vacant scrubland with a number of trees which rises to the east. Access can be achieved from Hillcrest View housing estate.

Delivery Considerations:

Site access must be widened to facilitate two-way traffic. Pedestrian/disabled access to the site is also required. The eastern boundary of the site lies adjacent to a Site of Importance for Nature Conservation (SINC) and the south eastern corner of the site lies within a SINC. Any development should ensure that the SINC would not suffer adverse impacts. Measures should be implemented on site to ensure the stream is protected from pollution and mitigation measures implemented to ensure lizards and slow worms are not affected by development. Japanese Knotweed is also present on site which would require a programme of eradication. 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: H1.16

Planning Status: LDP adopted site

Site Area: 0.83 ha

Potential Capacity: 22 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)
- BS5387 Tree Survey (v)
- Preliminary Ecological Appraisal (v)
- Coal Mining Risk Assessment

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	1.1	1.77
Abertillery Town Centre	1.0	1.60
Llanhilleth Railway Station	3.9	6.27



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