



Description:

This is the housing element of the Westgate area located on The Works, Ebbw Vale. The Works is identified in the LDP as a strategic mixed use development site. The Westgate area includes the recently constructed Ysbyty Anuerin Bevan Hospital and the Future Welsh Homes. The housing land is flat and vacant and comprises of 3 parcels of land which could be sold separately. The site is located towards the southern end of The Works opposite the hospital. The site is located in close proximity to Ebbw Vale Parkway rail link and station and a short distance from the new Ebbw Vale town centre 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:

Part of 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](#) **Railway Station**

Contact Details

Development Services, Blaenau Gwent County Borough Council
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Planning 01495 355555 **Building Control** 355529 **Policy** 354740
planning@blaenau-gwent.gov.uk
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LDP Allocation:

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)
- 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

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