



Grid Ref 319271 210638

Description :

The site is brownfield land which was formerly used as railway sidings. The northern part of the site is currently used for grazing horses and the southern half is used for storing caravans. The site is located in the residential area of Nantyglo, to the west of Banna Park recreation ground. Access can be achieved off New Road. The site is rectangular in shape and has hedgerows and mature trees running along the northern boundary.

Delivery Considerations:

Hedgerows and mature trees along the northern boundary require protection and buffering. The site is crossed by public sewer(s) which may restrict the density of the proposed development. 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](#).

LDP Allocation: H1.9**Planning Status:** LDP adopted site**Site Area:** 0.42 ha**Potential Capacity:** 15 dwellings**S106 Requirements :**

10% Affordable Housing, Education, Open Space and Recreation, etc
(Subject to viability and need)

Landowner : Marquis of Abergavenny Estates (Details available on request)

Superfast Broadband Status:

Superfast broadband is available

Planning Application Requirements:

- xPre-application Consultation Report (v)
- xDesign and Access Statement (v)
- xPreliminary Ecological Appraisal (v)
- xDesktop Survey (ground stability and contamination)

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

[View](#)