



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)

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](#).

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	2.8	4.50
Railway Station		
Rhymney Railway Station	4.0	6.43