

# Roseheyworth Comprehensive, Abertillery



Grid Ref: 321171 204634

## Description:

The site is brownfield land formerly used as a school and consists of three plateaux at various levels. The site lies north-west of Abertillery town centre in a predominantly residential area. To the south-west of the site is the A467. The site can be accessed from Morley Road.

## Delivery Considerations:

There is potential for this site to support protected species and a number of habitat and wildlife corridors run through the site. Mature trees separate the platforms and will require protection from development. A survey of Japanese knotweed and programme for its eradication is required. 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](#).

## 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](mailto:planning@blaenau-gwent.gov.uk)  
[buildingcontrol@blaenau-gwent.gov.uk](mailto:buildingcontrol@blaenau-gwent.gov.uk)  
[planningpolicy@blaenau-gwent.gov.uk](mailto:planningpolicy@blaenau-gwent.gov.uk)

**LDP Allocation:** H1.14

**Planning Status:** LDP adopted site

**Site Area:** 0.95 ha

**Potential Capacity:** 32 dwellings

### S106 Requirements:

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

**Landowner:** R&M Williams  
(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)
- BS5387 Tree Survey (v)
- Transport Statement

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	0.0	0.0
Abertillery Town Centre	0.7	1.12
Llanhilleth Railway Station	3.4	5.47



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