

# Land East of Mill Street, Tonyrefail



## Site Size:

5.4 Hectares

## Landowner:

Details available on request

## LDP Allocation:

SSA 10.6

## Type:

Housing

## Summary:

This mainly greenfield site lies close to the town centre of Tonyrefail on its south-eastern edge. It is low-lying with limited views in and out of the site. The land is a mixture of poor and unused, overgrown agricultural land with trees and hedgerows. On the west side of the site is an area formerly used for allotments but now cleared. There are residential dwellings to the west, actively cultivated allotments to the north, playing fields to the east and there is open countryside to the south. A clubhouse occupies 0.3 hectares of the 5.4 hectare site, with access from Mill Street via a small bridge across the unnamed stream that flows westwards along the northern boundary. The proposal is for residential and retail development incorporating a replacement clubhouse, all accessed from a new link road connecting Mill Street to the west and High Street to the north, via the unnamed road leading to Llys Tyлча Fawr. The retail development will front the proposed link road.

## Additional Information:

<i>Distance to:</i>	<i>Miles:</i>
An A road	0.2
Porth Town Centre	0.2
Railway Station	3.2

## Key Constraints:

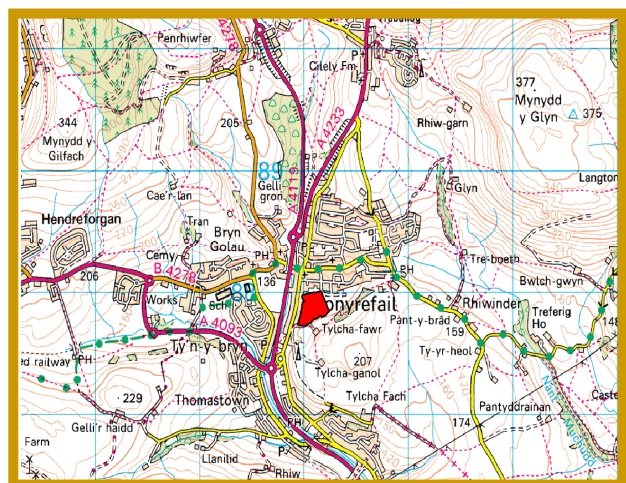
No known constraints.

## Contact Details:

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HOUSING SITE