

# Land South of the Ridings, Church Village



**Site Size:**  
14.52 Hectares (net)

**Landowner:**  
Details available on request

**LDP Allocation:**  
SSA 10.18

**Type:**  
Housing

## Summary:

This roughly triangular greenfield site lies south of Tonteg and east of Station Road, Church Village. The site slopes gently down from Tonteg towards Efail Isaf and the Church Village bypass. The upper parts of the site are agricultural with mature hedgerows and trees, affording extensive views to the south. The lower parts are marshy grasslands and woodlands. Pylon-mounted power lines cross the site northeast to southwest. Two public rights of way run south from Tonteg across the site. The lower parts of the site are affected by a combination of SINC, flood risk zone B and flood risk zone C2 and therefore will be protected in any development and provision made for their management. Access will be from the Church Village bypass (Efail Isaf roundabout). Although the whole 32.36 hectare site is allocated for residential development, 17.84 hectares is considered undevelopable, leaving a net area for development of 14.52 hectares.

## Additional Information:

<i>Distance to:</i>	<i>Miles:</i>
An A road	0.3
Porth Town Centre	2.4
Railway Station	2.5

## Key Constraints:

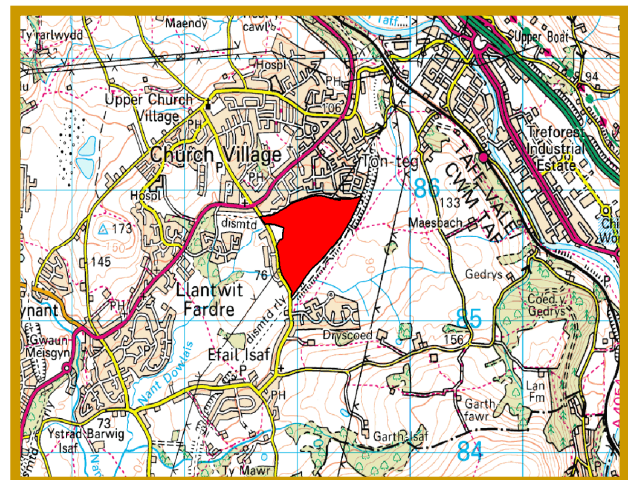
No known constraints.

## Contact Details:

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**HOUSING SITE**