

## Village Plan 2007

### *Objectives*

Hence a set of desired objectives can be characterised as follows:

- preserve the Conservation Area
- protect the “green wedge”
- preserve the existing nature of the villages and the countryside
- avoid over-development
- prevent unsuitable and unplanned development

### *Community Policies*

MCC’s UDP indicates that development will only be permitted within the villages of Shirenewton and Mynyddbach to the extent that their existing infrastructure capacity permits. It is preferred that any development takes place within the confines of existing development or as rounding off where this does not detract from the character of the village or the surrounding area.

The Village Development Boundary (VDB) for Shirenewton and Mynyddbach should be retained. Development of either village outside these boundaries should be discouraged. This is to preserve the scale and character of Shirenewton and Mynyddbach. The currently adopted Unitary Development Plan 1996 – 2011, states that Village Development Boundaries for Shirenewton and Mynyddbach remain unchanged to preclude further edge of conservation area settlement development. The green wedge between the communities is reaffirmed and should not be compromised by rough infill and rounding off development. Earlswood and environs remains a special landscape area with a presumption against new build in open countryside. Some conversion may be permitted of larger type buildings to smaller residential units, but demolition and rebuild to facilitate this is unlikely to be approved. The only exception to this policy is the development of properties for agricultural and forestry workers. Properties constructed under this provision are likely to be relatively small, in order that they may be sold on to such workers in the future.

The fact that Shirenewton has been designated a Conservation Area and that many of the residents of Mynyddbach have expressed a desire to see development restricted, in effect indicates that the residents seek protection of the scale and character of these villages. The presumption of no further development in open countryside in Earlswood, Newchurch West and Pen-y-Caemawr also indicates a wish by the inhabitants to preserve the rurality of these locations.

