

## Village Plan 2007

Natural constraints in regard to the type of future development are identified as follows:

- a. The Conservation status of Shirenewton.
- b. The need to protect and preserve the landscape settings of the villages and rural areas.
- c. The standard of roads within the community area.
- d. The water and sewage infrastructure
- e. The need to restrict new development and ensure that it is both integrated and co-ordinated.
- f. Aesthetic factors such as materials used, washes and finishes along with suitable landscaping.
- g. Availability of suitable sites for development.
- h. Public opinion.
- i. The Local Plan.
- j. Availability of suitable sites to enable well planned spacious and unencumbered forms of development.

In the light of the above policies the Community Council is unlikely to support any development in the following locations, notwithstanding some unsuccessful applications submitted for inclusion in the adopted 2006 Unitary Plan for policy H1 permission.

- i. Within the conservation area to the south of the Crick Road, Owl Barn, Shirenewton Hall, Caepwcella, Shirenewton Home Farm and the Golden Valley.
- ii. Land to the west of Shirenewton Home Farm.
- iii. Land to the south and west of the Recreation Field.
- iv. Ground bordered by Caepwcella. Newton Edge and Longmeads (to preserve the open aspect, views and amenity to the south and west of Shirenewton.
- v. Land to the west and north of Redd Lands development.
- vi. The green wedge between Shirenewton and Mynyddbach including land beyond Bleddyn Close.
- vii. The eastern bank of the approach to Shirenewton from the B4235 (to preserve the open countryside approach to Shirenewton Conservation Area).

Although Mynyddbach is not in itself a Conservation Area, the Community Council would wish to preserve the principle of conservation in so far as its scale and character is concerned. Existing development lacks the uniformity of design and materials

