
Planning Statement (DAS)

Residential development and
associated works at Land at
Maes Dinas, Llanfechain,
SY22 6YR

Prepared for Montgomeryshire Homes
Ltd

**Roger
Parry**
& Partners

Roger Parry & Partners LLP
www.rogerparry.net
welshpool@rogerparry.net
Tel: 01938 554499

Montgomeryshire Homes Ltd

Erection residential development and
associated works at Land at Maes Dinas,
Llanfechain, SY22 6YR

Planning Statement (DAS)

October 2025

Site address

Land at Maes Dinas,
Llanfechain,
SY22 6YR

Planning Authority

Powys County Council
Neuadd Maldwyn
Severn Road
Welshpool
SY21 7AS

Publication title	Planning Statement
Version	1.3
Date	October 2025

Roger Parry & Partners LLP

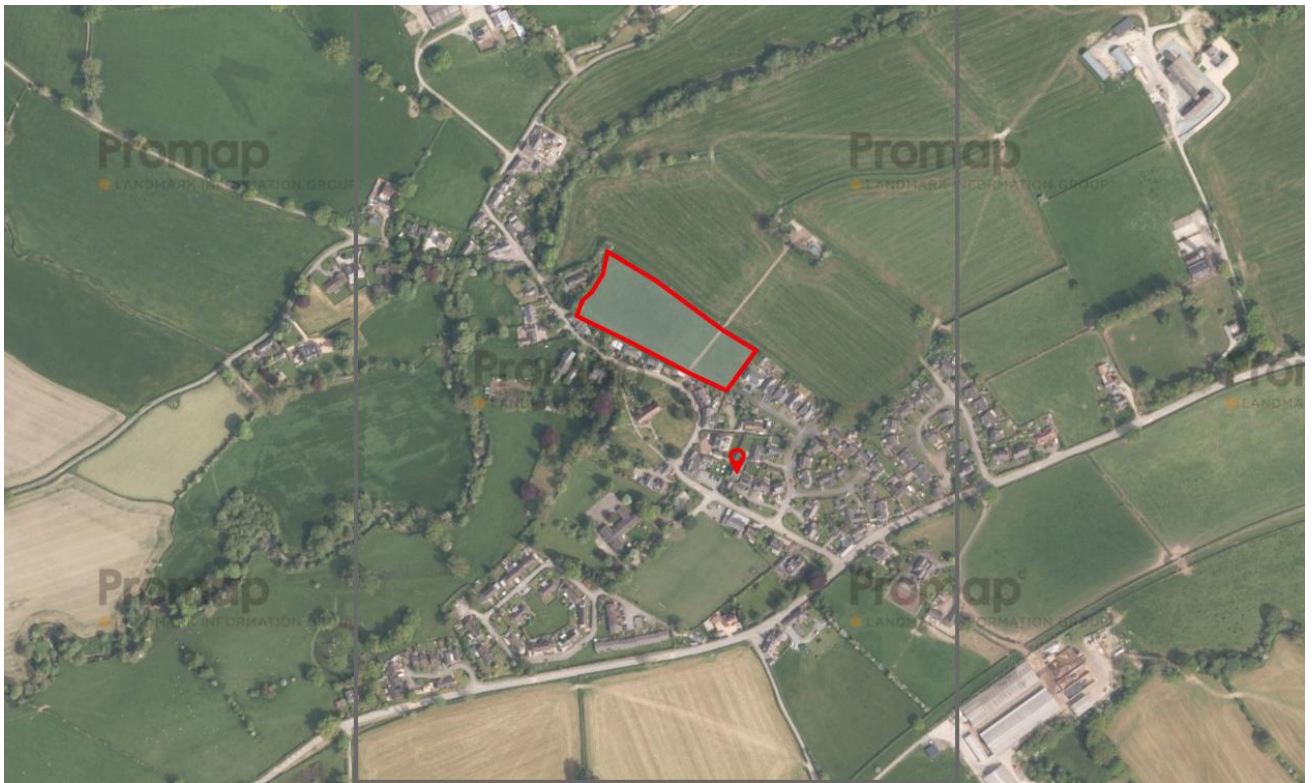
1 Berriew Street
Welshpool
Powys
SY21 7SQ
Tel: 01938 554499

welshpool@rogerparry.net
www.rogerparry.net

Ref: DAS-GD

1. INTRODUCTION

- 1.1. This Planning Statement (DAS) is prepared and submitted in connection with the full application for a residential development and associated works at Land at Maes Dinas, Llanfechain, SY22 6YR.
- 1.2. The site is located on improve grassland, which is within the defined development boundary of the Local Development Plan.
- 1.3. This site is considered in line with current and proposed policies, being situated within the development boundary and allocated for housing as site P31 HA1 in Powys' LDP written statement.



- 1.4.
- 1.5. This statement has been prepared in accordance with Technical Advice Note 12 and other national and local guidance notes.

2. CHARACTER

- 2.1. The development comprises of red brick and stone design which will be in keeping with Llanfechain's character, with stone being the predominant external material used on nearby properties.
- 2.2. It is not the purpose of this development to mimic the adjoining conservation area, as a development needs to be sympathetic and reflect some of the existing characteristics, but also illustrate it's a new development.

3. LAYOUT

- 3.1 The layout is considered in keeping, in keeping the existing street scene line, and as similar layout to the existing residential development.
- 3.2 The layout has been undertaken given some constraints such as overhead lines and utilities.

4. AMOUNT

- 4.1 The proposal is for the erection of 25 houses and associated works. The 25 houses include:
- 8 detached properties
 - 8 semi detached properties
 - 9 terraced housing.
- 4.2 The different types of houses are pepper potted across the site, to ensure it provides a diverse range of properties throughout the site.

5. APPEARANCE

- 5.1 The appearance of the dwellings are an important factor to consider, ensuring the proposed build is in keeping with the immediate area. The site location within the small village of Llanfechain made the consideration of appearance easier with Llanfechain having predominantly stone, brick and render properties.
- 5.2 The appearance with red facing brick, stonework and traditional roofing will ensure it will fit in within the village. The materials will be looked to be sourced locally and use recycled materials where possible. This will enhance the sustainability of the build.

6. SCALE

- 6.1 In terms of scale, the dwellings are proportionate to the site, with them being different sizes to try and get a varied family size in each property.

7. FLOOD RISK

- 7.1 The site is outside the flood zone, which means there is no chance of fluvial flooding in 1 in 1000 years plus climate change.

- 7.2 Surface water and drainage will be dealt with through a SAB application, which a drainage consultant is preparing documentation for.

8. LANDSCAPING

- 8.1 The existing site and proposed layout mean there is limited landscaping to be proposed within the proposal.
- 8.2 The applicants will be looking to plant native hedges on boundaries which will be part of the full submission to the Council.

9. ENVIRONMENTAL SUSTAINABILITY

- 9.1 **Landscape setting** – The site is located on an existing field, which is within the defined development boundary of the Local Development Plan. An alternative use of residential development would be seen as an improvement of its current state.
- 9.2 **Energy efficiency** – Energy efficiency measures will be implemented as part of the development, such as rainwater harvesting, solar collectors, recycling storage and collection points and thermally efficient heating systems.
- 9.3 **Sustainable materials** – The applicant will look to utilise materials locally, and introduce recycled materials where possible.
- 9.4 **Water** – TAN 15 specifies the policy guidance on flood risk and management.
- 9.5 In terms of foul treatment disposal, the site is in close proximity to the main sewer system, of which is considered to be adequate to facilitate the extra residential development, given its proposal is in line with the allocation.
- 9.6 Surface water drainage has been considered and assessed and will be part of a separate SAB approval

10. ACCESS & MOVEMENT

- 10.1 The proposal includes a new improved access onto the adopted road which was approved with the existing estate. The development therefore will ensure that a safe means of highway access will be developed, which will benefit the prospective residents.
- 10.2 Llanfechain is defined in the adopted LDP as a large village, which is a closely knit village providing a range of services and number of housing. The facilities and recreation provided by the village includes a Chapel, Church, Community Centre, Public house, Childrens Play area and a bus shelter.
- 10.3 Its good connectivity to other large towns and a range of existing services makes Llanfechain a vital village with a prosperous school and a developable village.
- 10.4 There are regular public bus services through Llanfechain which take residents to Oswestry and Welshpool respectively. Together with local taxi services that are able to provide transport for residents.
- 10.5 The proposed residential development is proposed within the village itself, and its connectivity throughout the village is well maintained.
- 10.6 The internal road layout will provide pedestrian footpaths throughout, which will directly connect with the existing footpaths within the settlement. Disabled crossing facilities will be provided at appropriate locations within the site.
- 10.7 The provisions included within the development will be level access around the exterior of the dwelling, W.C facility at ground floor level and sockets and light switches at appropriate heights.

11. NATIONAL AND LOCAL PLANNING POLICIES

- 11.1 National planning policies in Wales are defined within Edition 7 (2014) of Planning Policy Wales and 24 Technical Advice Notes which cover different elements of the planning process. The National policies provide a general and overarching view on what the Welsh Government believes should be the primary objectives of development in Wales. Generally new housing developments.
- 11.2 Chapter 9 of Planning Policy Wales specifies that new housing development shall be well designed and make a significant contribution to promoting community regeneration and improving quality of life. Chapter 4 outlines that in rural areas (such as Powys), that new development shall be located in key settlements which have relatively good accessibility by non-car modes.

11.3 Llanfechain is defined in the adopted LDP as a large village, which has a strategic role in providing a range of services and number of housing. Its good connectivity to other large towns and a range of existing services makes Llanfechain a vital village to assist in the housing land supply figures for Powys.

11.4 Local Development Plan policies (2018) - Local planning policies are derived and drafted on the basis of National policies, which the current adopted Powys County Council Local Development Plan is no different. In light of this, although material consideration must be given to the strategic objectives as set out by Welsh Government policies, the main considerations must be taken from Powys' adopted Local Development Plan

11.5 H1 – Housing Development Proposals

- To ensure housing development is appropriate located and suitable in scale, different housing development proposals are acceptable in different scale of settlements
- In large villages, such as Llanfechain, housing proposals will be considered acceptable on either the allocated housing sites or other suitable sites within the development boundary.
- In light of this policy context, the proposal within the development boundary is considered acceptable and in accordance with policy H1.

11.6 H5 – Affordable Housing Contributions

- Proposals for new housing development of five or more dwellings or on sites 0.25ha and above will be required to make contributions towards affordable housing.
- The affordable housing contribution can either be made by onsite affordable housing provision or financial contribution when on site contribution is considered inappropriate.
- The proposed development is for 25 dwellings and a site of approximately 1ha and therefore 3 affordable housing is considered to be required, and therefore they are proposed.

11.7 T1 – Travel, Traffic and Transport Infrastructure

- Safe and efficient flow of traffic is required for all transport users in line with policy T1, together with managing any impacts to the network and minimise the need for private transport.
- The proposed new vehicular access is adequate in terms of its visibility, turning and circulation and conforms with Welsh Government Highway Legislation.

11.8 DM13 – Design and Resources

- The proposal is not within a conservation area, however it is directly adjacent and therefore due care has been taken with the designs of such.
- The layout of the development is considered acceptable to create a safe environment, the existing landscaping will assist in minimising any landscape and visual impact.

- A public right of way will be diverted as part of this application. It will connect to the existing footpath that currently runs through the site, which can be accommodated without diversion within the proposed layout.

11.9 RE1 – Renewable Energy

- We envisage that a predominant amount of the proposed property will include technologies such as solar water and photovoltaic modules which will make the development more sustainable.

12. CONTEXT

- 12.1 **Economic context** – The proposed scheme will inevitably boost the local economy, in providing additional housing in the village, providing work during construction to local businesses and labourers.
- 12.2 **Social context** – Socially, the development will provide more housing for local people, and those properties being of a size and value which are in the confines of local people's budgets.
- 12.3 **Physical context** – The physical context of the site as existing is an existing farm and therefore an acceptable alternative use such as residential development should be looked upon favourably.

13. CONCLUSION

- 13.1 The proposed development is for the erection of 25 dwellings within the settlement boundary of Llanfechain. Given its location within the development boundary and allocated it is considered to be acceptable in planning policy terms.
- 13.2 The details provided, illustrate that the type and scale of development proposed on site can be achieved without having any unacceptable adverse impacts on amenity, environment or highway safety.
- 13.3 In light of all the information provided to you, and the relevant planning policy context that is currently in place, we consider that the proposed scheme should be viewed positively and recommended for approval.