



DESIGN
COMMISSION
FOR WALES
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CYMRU

27th January 2025

planningconsultations@carmarthenshire.gov.uk

Dear Sir/Madam,

Re: PL/06580 - Parc Pencrug, Llandeilo

Thank you for notifying the Design Commission for Wales of the submission of amended plans for the proposed housing development at Parc Pencrug in Llandeilo.

The Design Commission previously commented on the scheme as part of the Pre-Application Consultation (PAC) in August 2023 and in response to the planning application in November 2023. Our last engagement was in January 2024 when we held a Design Review with the client and design team. Our Design Review report and comments have previously been submitted to the local planning authority.

At the Design Review we recommended time be spent developing a clear vision for the development, undertaking robust analysis, and developing the right design response to realise the vision. The amended scheme has not changed significantly from the initial plans presented at the Design Review and there is little evidence in the Design and Access Statement of any further design process undertaken during the time since we last assessed the proposals. It is disappointing that in almost a year there has been no fundamental review of the scheme to develop a more site-responsive design to the site layout and homes. The opportunity to engage further with the Design Commission during that iterative process has also not been taken up.

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Based on the materials provided, we remain concerned that the layout does not work well with the topography. The plans show there are significant retaining walls and embankments proposed, which will affect the quality, feel and usability of gardens and public spaces. These may also have cost and maintenance implications which could erode long term quality and value.

The scheme appears to have been amended to avoid the need for earthworks near the row of trees running through the centre of the site, but we otherwise remain unconvinced that the site's existing landscape has been well integrated within the proposed layout, or used to wider advantage for drainage, biodiversity and amenity.

As noted in our Design Review report, it is positive that amendments have been made in an effort to connect to existing pedestrian routes and provide the potential for further development should the sites to the east come forward for development at a later stage. However, our comments about how to ensure these are fully integrated into the design of the scheme do not appear to have been responded to. It is unclear how these proposed connections will integrate with the wider town and help enable people to more directly access the town centre, schools and other facilities. As previously highlighted, these connections should be well defined and overlooked. We remain concerned that there is a lack of clarity of street hierarchy and, except for changes in material, there appears to be little differentiation in the nature and distinctiveness of the streets, to aid wayfinding, character and quality.

We question the practicalities of having solar panels on north facing roofs and the purpose of the chimneys. We suggest more work is needed regarding orientation, energy performance and the site wide sustainability strategy.

Overall, we remain concerned about the generic approach which does not respond sufficiently to the challenges of the site or capture its opportunities. The site could offer much more of quality and connection for residents and it is disappointing that a more fundamental review of the scheme has not been undertaken to develop a more site-responsive vision and design.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'M Hampton', written in a cursive style.

Max Hampton

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