



DESIGN
COMMISSION
FOR WALES
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CYMRU

19th December 2025

info@jcrplanning.com

Dear Sir/Madam,

Re: Land at Llys Trefin, Rhosmaen Street, Llandeilo, SA19 6NX

We have been made aware of the Pre-application Consultation for the above development. The Design Commission has not yet been engaged on relation to proposals for the site. Given the scale of development and its significance in the context of the settlement we consider there to be significant merit in affording the proposals consideration through the national design review service that DCFW provides. This would allow the developer/site promoter, design team and local authority the opportunity to collectively consider design and development proposals for the site at an early stage.

While the application is for outline permission with all matters except access reserved, there are some key design considerations that should be taken at this stage to promote a positive design approach as more detailed proposals are developed. We have the following initial observations at this stage following review of the material provided for the PAC.

The access point for the wider site in this location is more suitable and it is positive that a connection to the western portion of the Northern Residential Quarter is provided. There is no evidence of thorough site analysis, vision, concept, or design development in the material provided. It is therefore difficult to determine whether this is the best layout for the site.

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On initial review we have some concerns about the proposal at this stage of design development:

- The proposed development is very low density and does not reflect efficient use of land.
- The proposal to segregate individual housing areas for specific residential types such as elderly and executive housing is not in line with good planning or placemaking or the SPG which calls for variety and diversity with a choice of properties and tenures distributed across the site.
- The initial layout will begin to inform parameters for the site but does not exhibit principles such as continuity and enclosure of streets, defined public realm and street hierarchy. There are significant areas of left over space, streets with limited natural surveillance and a lack of clearly defined public space.
- The design principles of the Northern Residential Quarter SPG should be followed.

We consider there to be much more work to be done on the layout at this stage to give a clearer sense of what type of place this will be and how that will be realised through the design before design parameters are established.

Yours sincerely,

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