

From: Lindsey Kay [REDACTED]

Sent: 08 March 2026 08:58

To: LDP <LDP@valeofglamorgan.gov.uk>

Subject: Lindsey Bulleid - Objection to development on Site 370 Bryn Melin and adjoining site 475.

I would like to express my objection to development of the proposed Bryn Melin site 370, and the adjoining site 475.

Environmentally I feel this is an inappropriate area to develop. The sites 370 and 475 (and adjoining site 514) are within the Thaw valley designated special landscape area which should be protected. Development here would destroy the character of the area and significantly impact negatively on the biodiversity of the area, and the natural lived experience of the people within Cowbridge. This is against the vale of Glamorgan's goals to; respect landscape as a resource, respect scenic quality of an area, respect unspoilt character and integrity, respect the sense of place created by landscape, and to conserve these attributes. The valley and the fields, the view, the sense of open space, the footpaths that people can use to walk and enjoy being in nature right next the Cowbridge town are all integral to the sense of character and place of Cowbridge. This section of the valley currently stands alone as a natural vista, and does not have encroachment of suburban development. It is enjoyed by so many. You stand in it and look out, you walk through it, and you can be entirely in the countryside. This is a significant characteristic of a rural town such as Cowbridge and losing this here will represent suburban creep and destruction of this natural character. These attributes would be ruined by development here. I believe other proposed sites such as sites 455 and 367 are better suited to development as these areas are already partially suburbanised and do not have the unspoilt rural views/space/character that the bryn melin and associated sites do.

Ultimately, there is no development currently on the Bryn Melin site, whereas there is already some development within the area of the sites 475 and 514.

Functionally I also have significant concerns about development of Bryn Melin site 370 and the adjoining sites 475 and 514. The transport infrastructure is not supportive of housing here. The St Athan road is small, windy, dangerous with no footpath. There is no public transport within easy walking distance (and public transport services to cowbridge in general are very poor which further undermines large scale housing developments here!). Amenities are also not within safe or easy walking distance, and will necessitate people driving into Cowbridge. This is completely against the Vale's own goals and ideation when it comes to sustainable and appropriate development. Conversely sites 455 and 367 are well connected with safe easy walking routes into the town centre, and access to the bus route there/public transport.

The site at Bryn Melin is also very steep which environmentally and socially is not a good characteristic for development. The slope is 12% and there is poor access. Again, the sites proposed at 455 and 367 appear more suitable for development with better developed access to the local amenities.

Cowbridge Town Council unanimously rejected the inclusion of Site 370 in the RLDP on 24/02/2026. As outlined in the Cowbridge Placemaking Plan, local identity, sustainable growth, and protection/enhancement of town character, public spaces and the town-edge environment is incredibly important.

Building on these sites in this unspoilt valley is contrary to these principles and undermines local placemaking policy. As outlined above, there are other sites that are more coherent with the ideals and values of the area and are more appropriate for development.

Mrs Lindsey Bulleid

From: Lindsey Kay [REDACTED]
Sent: 10 March 2026 16:46
To: LDP <LDP@valeofglamorgan.gov.uk>
Subject: Re: Lindsey Bulleid - Objection to development on Site 370 Bryn Melin and adjoining site 475.

Hi Chloe

I've just re read what I typed at the weekend for myself and [REDACTED] i've realised i've got myself in a right mess with the different site numbers! Is it possible for you to make a note of corrections for us so should I resubmit our statements separately? So sorry!

This is what our statements should read (corrections highlighted in bold).

Statement from Lindsey Bulleid

I would like to express my objection to development of the proposed Bryn Melin site 370.

Environmentally I feel this is an inappropriate area to develop. The site (and adjoining sites 475/514) are within the Thaw valley designated special landscape area which should be protected. Development here would destroy the character of the area and significantly impact negatively on the biodiversity and the natural lived experience of the people within Cowbridge. This is against the Vale of Glamorgan's goals to respect landscape a resource, respect scenic quality of an area, respect unspoilt character and integrity, respect the sense of place created by landscape and to conserve these attributes. The valley and the fields, the view, the sense of open space, the footpaths that people can use to walk and enjoy being in nature right next the Cowbridge town are all integral to the sense of character and place of Cowbridge. This section of the valley currently stands alone as a natural vista, and does not have encroachment of suburban development. It is enjoyed by so many. You stand in it and look out, you walk through it, and you can be entirely in the countryside. This is a significant characteristic of a rural town such as Cowbridge and losing this here will represent suburban creep and destruction of this natural character. These attributes would be ruined by development here. I believe other proposed sites such as sites 455 and 367 are better suited to development as these areas are already partially suburbanised and do not have the unspoilt rural views/space/character that the Bryn Melin and associated sites do.

Ultimately, there is no development currently on the Bryn Melin site, whereas there is already some development within the area of the sites **455 and 367**.

Functionally I also have significant concerns about development of Bryn Melin site 370 and the adjoining sites 475 and 514. The transport infrastructure is not supportive of housing here. The St Athan road is small, windy, dangerous with no footpath. There is no public transport within easy walking distance. Amenities are also not within safe or easy walking distance and will necessitate people driving into Cowbridge. This is completely against the Vale's own goals and ideation when it comes to sustainable and appropriate development. Conversely sites 455 and 367 are well connected with safe easy walking routes into the town centre, and access to public transport.

The site at Bryn Melin is also very steep which environmentally and socially is not a good characteristic for development. The slope is 12% and there is poor access. Again, the sites proposed at 455 and 367 appear more suitable for development with better developed access to the local amenities.

Cowbridge Town Council unanimously rejected the inclusion of Site 370 in the RLDP on 24/02/2026. As outlined in the Cowbridge Placemaking Plan, local identity, sustainable growth, and protection/enhancement of town character, public spaces and the town-edge environment is incredibly important.

Building on these sites in this unspoilt valley is contrary to these principles and undermines local placemaking desires. There must be sites that are more coherent with the ideals and values of the area?

Statement from [REDACTED]

I would like to object to the development of the Bryn Melin field (site 370 and **475**).

I would like to object to houses being built here because I really like walking and playing in the field with my family. I also like the amazing view out across the field and all the other fields. At night time there is very little light and you can see lots of stars. I've even seen some shooting stars. During the day time I've seen a peregrine falcon a few times so I think he must live in the area. I would be so sad to lose my friend and the lovely space he flies around in. We walk across and down the St Athan road when we walk to St Hilary, and that bit of road always feels really dangerous. It is tight and bendy, there is no footpath, and you can't see the cars coming. This would be really bad if lots of cars were driving there because of lots of new houses. There are no buses that people could use and the road is very steep. It doesn't seem like a good place for lots of new houses. It's a special place where there's lots of wildlife and you can feel like you're just in the countryside. There must be somewhere better to build the houses on.

Statement from [REDACTED]

I would like to object to the development of the Bryn Melin field (site 370 and **475**).

I would like to object to houses being built here because I love walking in the fields and seeing the wildlife. I've seen a kingfisher and there's an owl who lives there too. And lots of other wildlife. The fields are very peaceful and I love the view. I don't get why you'd build on the field, it would really spoil the countryside. There aren't any houses or buildings there at the moment and I enjoy the stars at night time because it is much darker than in the town. The road at the bottom is very twisty and there are lots of blind bends. I've done road safety with school and it isn't a safe road for people to walk on, and isn't a big road for lots of people to be driving on. It doesn't seem very good for lots of houses to be using. Please find somewhere else.