

From: Stuart Simpson [REDACTED]

Sent: 09 March 2026 16:08

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

Subject: Objection to Site 370 inclusion in RLDP Final Draft with spell check and formatting

Objection to Site 370 inclusion in RLDP Final Draft

Dear Sirs

We wish to object to the inclusion of Site 370 in the RLDP as follows:-

- Peacemaking, Character and Place

The area of Bryn Mellin in the Thaw Valley should be protected as it is a designated Special Landscape Area

- Relationship to & compatibility with existing built form, layout, scale density, building types

The area of Bryn Mellin is given a green rating but given there is no current density of housing in the Thaw Valley, it should be red

- Visual Impact on landscape/streetscape/historic environment

Bryn Mellin has been given an amber rating but as Thaw Valley is a Special Landscape Area, the rating should be red

- Significance of the site to the area

Bryn Mellin/Thaw Valley is a Special Landscape Area so should be given a red rating (& not amber)

In addition, the development would change the character & route of a public footpath & so would detract from existing local amenities

- Access to Site vehicular movement

St Athan Road has severe width restrictions and such a development would increase traffic, so increasing the risk of accidents. In addition whilst being built, HGV Site traffic & HGV traffic turning into the site would cause major delays & increase the risk of accidents

In addition, the inclination of the slope and layout would result in a significant increase in the carbon footprint

- Access to public transport, pedestrian/cycle routes

Bryn Mellin does not have easy access to pedestrian, cycle and bus routes. Hence, the Bryn Mellin development will result in a significant increase in car usage

In addition, there are no pavements on any roads accessing the Bryn Mellin development and the walkway from Brookfield Park does not meet Council Minimum Widths.

The rating for the Bryn Mellin development should be red.

- Whether the Site appears accessible to all users

No rating given but it should be red because of the poor access & the slope of the site

- Opportunities for enhancing green infrastructure/active travel

The development of Bryn Mellin will have a significant detrimental impact, in terms of privacy & security, on the residents of Windmill Lane and Brookfield Park

Bus services to Cardiff (the main employment centre in the area) are only 2 buses per hour at peak times. This will encourage Bryn Mellin residents to drive, increasing the carbon footprint

Bryn Mellin should receive a red rating

- Placemaking Outcome Summary

Thaw Valley is a Special Landscape Area and should be protected. It has no significant public transport capability and hence will increase use of private car journey for shopping, leisure & work

The Cowbridge & Llanblethian local council unanimously opposed the sites inclusion in the RLDP

This development does not enhance the character of the area, destroys the public footpath & adversely affects local inhabitants.

The rating should be red.

- Emerging Placemaking Principles for Cowbridge

The draft Cowbridge Placemaking Plan emphasises local identity, sustainable growth and protection and enhancement of town character, public spaces & the town-edge environment.

The Bryn Mellin development on greenfield land is contrary to these principles and undermines locally articulated Placemaking ambitions.

Cowbridge Town Council unanimously rejected the inclusion of Site 370 in the RLDP ON 24/02/2026.

- Conclusion and Proposed Changes

Given the above points, we do not believe the inclusion of Site 370 in the RLDP is appropriate and therefore object to the proposal

Yours faithfully

H S & H A Simpson

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Sent from Stuart Simpson's iPad