

From: [REDACTED]
Sent: 09 March 2026 21:21
To: LDP <LDP@valeofglamorgan.gov.uk>
Subject: Objection to the inclusion of site 370 in RLDP Final draft

Dear Sirs,

I wish to formally object to the inclusion of Site 370 in the RLDP Final Draft on the following grounds:

Peacemaking, Character and Place

The Bryn Mellin area within the Thaw Valley should be preserved due to its designation as a Special Landscape Area. Development in this location would be inconsistent with the need to protect the character and environmental quality of this sensitive landscape.

Relationship to and Compatibility with Existing Built Form

Although Bryn Mellin has been assigned a green rating, this assessment appears inappropriate. The Thaw Valley currently contains very limited housing density, and development of this site would be out of keeping with the surrounding rural character. Consequently, the site should instead receive a red rating.

Visual Impact on Landscape, Streetscape and Historic Environment

The site has been given an amber rating for visual impact; however, as the Thaw Valley is designated as a Special Landscape Area, development would have a significant adverse effect on the landscape. The rating should therefore be red.

Significance of the Site to the Area

Bryn Mellin and the wider Thaw Valley are of particular environmental importance due to their Special Landscape Area designation. For this reason, the site should be classified as red rather than amber. Furthermore, development would alter the character and alignment of an existing public footpath, thereby diminishing the value of a local recreational amenity.

Access to the Site and Vehicular Movement

St Athan Road is subject to significant width restrictions. Additional traffic generated by a development of this scale would increase congestion and the risk of accidents. During the construction phase, heavy goods vehicles accessing the site and manoeuvring into it would likely create considerable delays and further safety concerns. In addition, the steep gradient and layout of the site would result in an increased carbon footprint associated with development and access.

Access to Public Transport and Pedestrian/Cycle Routes

Bryn Mellin does not benefit from convenient access to public transport, pedestrian routes, or cycle infrastructure. As a result, the development would inevitably lead to increased reliance on private car use. There are also no pavements along the roads serving the site, and the walkway from Brookfield Park does not meet the Council's minimum width standards. The site should therefore receive a red rating.

Accessibility for All Users

Although no rating has been assigned under this criterion, the site should be rated red due to poor access arrangements and the steep gradient across the site, which would present difficulties for many users.

Opportunities for Enhancing Green Infrastructure and Active Travel

The proposed development would have a significant negative impact on the privacy and security of residents in Windmill Lane and Brookfield Park. Bus services to Cardiff—the main employment centre in the region—operate only twice per hour during peak times, which would further encourage reliance on private vehicles and increase carbon emissions. Bryn Mellin should therefore be rated red.

Placemaking Outcome Summary

The Thaw Valley's status as a Special Landscape Area means it should be protected from development of this nature. Limited public transport provision means that residents would rely heavily on private cars for

commuting, shopping, and leisure. Cowbridge and Llanblethian Community Council has unanimously opposed the inclusion of this site in the RLDP. The proposed development would harm the character of the area, disrupt the existing public footpath, and negatively affect local residents. Accordingly, the site should be given a red rating.

Emerging Placemaking Principles for Cowbridge

The draft Cowbridge Placemaking Plan highlights the importance of maintaining local identity, supporting sustainable growth, and protecting the character of the town, its public spaces, and its surrounding landscape. Development of Bryn Mellin on greenfield land conflicts with these principles and undermines the stated placemaking objectives for the area. Cowbridge Town Council unanimously rejected the inclusion of Site 370 in the RLDP on 24 February 2026.

Conclusion and Proposed Changes

In light of the issues outlined above, I believe that the inclusion of Site 370 within the RLDP is inappropriate. We therefore formally object to its allocation.

Yours faithfully

Dr Robert Simpson

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Sent from my iPhone