



8TH March 2026

Mr Ian Robinson
Operations Manager
Planning Department
Vale of Glamorgan Council
Civic Offices
Holton Road
Barry CF63 4RU

Dear Mr Robinson

**Re- RLDP SITE 370 BRYN MELIN COWBRIDGE VALE
OF GLAMORGAN .**

I write to inform you that I STRONGLY OPPOSE the Inclusion of the above SITE 370 BRYN MELIN COWBRIDGE in the RDLP

My Objections :

I am deeply concerned about the **Sustainability and Validity (Soundness) of the plan**

A comparison has been included with other proposed local sites within the Cowbridge area to that of Bryn Melin I am wondering What Criteria was used to measure and establish these comparisons? and who conducted this research and these observations? I truly hope that Vale Planning officers visited all sites whilst this project was undertaken

Placemaking place and Character

In the first instance I am extremely shocked that Bryn Melin (which is actually a Beautiful Undulating Pasture Field on the edge of the quaint Old Market Town of Cowbridge) should even be considered for Inclusion in the RDLP as the THAW VALLEY as it is in a DESIGNATED SPECIAL LANDSCAPE AREA , An Area of Outstanding Beauty that the Vale of Glamorgan Council should fight to preserve and protect and should not even contemplate building houses on it A housing development will suffocate the open rural space that is very much needed on the edge the town The fact that a proposal from a housing developer was previously made should in my opinion not Influence any decisions, Bryn Melin should not be vulnerable to further inclusion in Local Development plans (RDLP } because of any previous Housing Development Interest

The RED AMBER AND GREEN Colour Rating Markers that have been given to compare the proposed sites of 370 {Bryn Melin} verses 367 {south of LLantwit

Major Road} and 455 (Primrose Hill} in my opinion are flawed for the following reasons :

Visual Impact on landscape / historic environment

The rating mark for Bryn Melin **Should Be Red** and Not Amber as it is in a Thaw Valley Special landscape area

Relationship to and compatibility with existing built form scale types

Bryn Melin **Should Be Red** and Not Green → There is no current density of housing in the Thaw Valley, Thaw Valley Special Landscape area has been ignored By Planners.

Significance of the site to the area

Bryn Melin this Should be Red Not Amber

The residents on Windmill lane will be significantly impacted due to proximity of the site due to it being a private lane The privacy and security of these residents would be greatly affected by pedestrians to the site using this route

Density of the proposal in relation to existing developments

Why does Bryn Melin should receive Red not Green

As a resident of [REDACTED] I can confirm the increase in volume of traffic using this road had trebled in recent years ! St Athan road has width restrictions which will increase risk to vehicles trying to compete with HGV SITE Traffic The corner of site entrance is on a dangerous bend where there have been numerous collisions in the past There will be delays on St Athan road with the build up of site traffic I want to add here that the impact on residents living on Crescent Close Primrose Close Hillside Drive And Vale Court will be massive it will affect access in and out of the Estate on to St Athan Road greatly ! A housing Development on Bryn Melin would give rise to a big increase in vehicles, increasing the risk to residents driving in and out of the Estate

Access to public Transport pedestrian and cycle routes

Bryn Melin **Should be Red** Not Green

Bryn Melin has the worst access to Bus routes pedestrian and cycle routes of all the proposed sites Difficulty in accessing Public Transport will increase car usage massively There are no pavement areas The other proposed sites have good access to public transport and good cycle and pedestrian routes

Is the site accessible to all users

Bryn Melin has not been given a rating marker for this **WHY ? It should be Red**

Opportunities for enhancing green infrastructure /travel

Bryn Melin Should Be **Red not Green**

Bryn Melin has only access to bus services (X2 SERVICE) which runs every half hour to Cardiff and Bridgend (main employment centres) which means there would be a big increase in traffic using St Athan Road from residents living on the proposed site, who would for convenience drive their cars to work instead of public transport

Placemaking Summary

Bryn Melin should be **Red**

The Welsh Government has a directive to protect Special Landscape areas. Development of this site in Thaw Vale contradicts this. This site has no significant public transport links; people would have to take their cars into surrounding towns and (indeed into Cowbridge itself as there is no safe pedestrian walkway). The increase of traffic would have a major impact on all the town which is congested daily especially at peak times.

The development of this site would ruin the character and beauty of the area; it would not enhance it in any way. It would destroy the landscape and public footpath, causing harm and destroying wildlife and habitats and the beautiful stepping stones that should also be preserved.

We must protect our town edge environment. We need our fields.

Bryn Melin **MUST** be Retained and Protected as a Rural Pasture Green Field. Alternative Brown field sites should alternatively be sought for development or sites that do not have major access and traffic problems. Sites that don't tear up the beauty of the landscape, sites that don't endanger habitats and wildlife, sites that don't impact on current residents' privacy and safety.

On the afternoon of Thursday March 5th 2026, an Air Ambulance Helicopter had to land on Bryn Melin Field to air lift a resident who lives on Broadway Llanbleddian to hospital; it was an emergency situation. I witnessed the Helicopter landing from [REDACTED]. We have a severe lack of safe landing areas for emergency Helicopters to land! Especially in this area of town. Bryn Melin field played a significant crucial part in that life saving mission. This is Another Major Valid reason along with all the reasons I have mentioned above that states why I believe **Bryn Melin should remain a Green Pasture Field and Should Not be included in the RLDP**.

Yours sincerely

[REDACTED]
Patricia Anne Williams (Mrs) P