

# LAND OFF WINDMILL LANE (BRYN MELIN)

## Pre-Application Consultation Report

JPW1599  
PAC Report  
V1  
August 2022

## REPORT

### Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
1	Draft	GC	EA	DB	17/08/2022

### Approval for issue

Damian Barry



17 August 2022

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#### Prepared for:

**Redrow Homes**

## Contents

<b>LAND OFF WINDMILL LANE (BRYN MELIN)</b> .....	<b>1</b>
<b>1 INTRODUCTION</b> .....	<b>3</b>
Policy Context .....	3
Format and Content of the PAC Report .....	3
<b>2 CONSULTATION</b> .....	<b>4</b>
Site Notice .....	4
Adjoining Owner/Occupier and Community Consultees Consultations .....	6
Draft Planning Application Availability .....	6
Specialist Consultees Consultation .....	10
Requirement for Environmental Impact Assessment.....	10
<b>3 REPONSES TO THE CONSULTATION PROCESS</b> .....	<b>11</b>
Adjoining Landowner/Occupier and Community Councillors Consultation Reponses .....	11
Specialist Consultee Responses.....	15
Other Consultation Responses .....	17
<b>4 CONCLUSIONS</b> .....	<b>18</b>

### Appendix A – Site Notices

### Appendix B – List of Owner/Occupier Letters

### Appendix C – Specialist Consultee Letters

# 1 INTRODUCTION

- 1.1 This Pre-Application Consultation (PAC) report has been prepared in support of a full planning application, by Redrow Homes (South Wales) Ltd, for the residential development of 105 dwellings, open space and associated highway and drainage infrastructure at land off Windmill Lane (Bryn Melin).
- 1.2 This PAC report sets out the various consultation processes undertaken following the introduction, on 1<sup>st</sup> August 2016, of legislation requiring pre-application consultation on all planning applications for ‘major’ development (full or outline) as defined in Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2012 and applications for Development of National Significance (DNS).

## Policy Context

- 1.3 The Town and County Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 brings into effect and provides the detail for various provisions set out in the Planning (Wales) Act 2015.
- 1.4 Detailed guidance on the requirements for pre-application consultation under Section 17 of the Planning Wales Act 2015 is contained in Annex 1 of the Welsh Governments letter to Chief Planning Officers dated 1<sup>st</sup> February 2016. In December 2021 Welsh Government also issued ‘Pre-Application Community Consultation: Best Practice Guidance for Developers’.
- 1.5 As set out in Annex 1, the applicant must undertake the following publicity/consultation procedures prior to the submission of an application:
- Display a site notice in at least one place on or near the land to which the proposed application relates for a period of no less than 28 days before submitting an application for the proposed development
  - Write to ‘any owner or occupier of any land adjoining the land to which the proposed application relates’
  - Make the draft planning application information available publicly online
  - Consult community and specialist consultees before applying for planning permission
  - Consider if Environmental Impact Assessment (EIA) is required for the project
  - Submit a pre-application consultation report (PAC) as part of the planning application

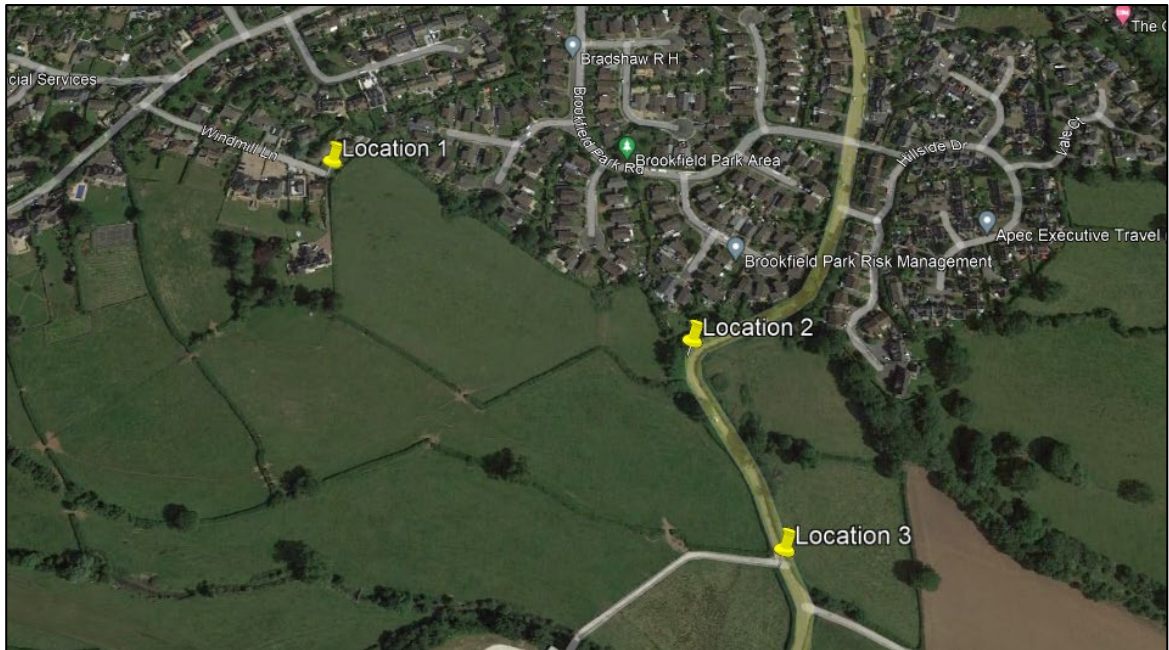
## Format and Content of the PAC Report

- 1.6 This PAC report follows Welsh Guidance and therefore contains:
- a) A copy of the site notice;
  - b) A declaration that the site notice was displayed in accordance with the statutory requirements i.e. in at least one place on or near the development site for no less than 28 days;
  - c) A copy of the notice given to adjoining land owners/occupiers and community councillors;
  - d) Copies of all notices provided to specialist consultees;
  - e) A summary of all issues raised in response to the statutory publicity (i.e. site notice and letters to owners, occupiers) – the developer must confirm whether the issues raised have been addressed and, if so, how they have been addressed; and
  - f) Copies of all responses received from specialist consultees with an explanation of how each response has been addressed by the developer.

## 2 CONSULTATION

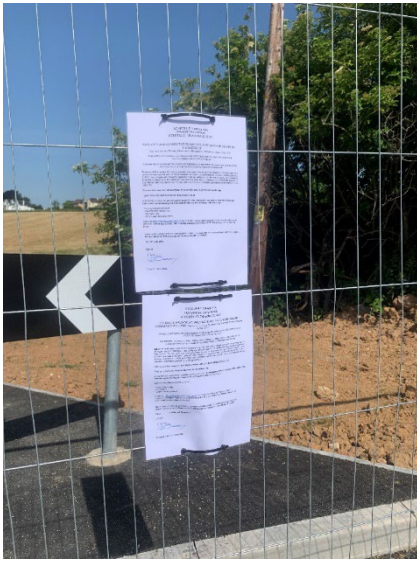
### Site Notice

- 2.1 RPS, on behalf on the applicants, displayed bilingual (English and Welsh) site notices at 3 locations as identified below:

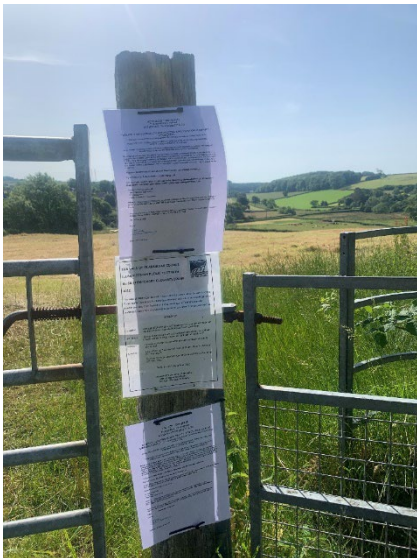


- 2.2 The site notices included the dedicated website address for the proposed development where all draft application documents could be viewed. The site notices also included an email address where comments could be sent, and the nearest local library where the public could access computers to view the proposal online if they did not have internet access.
- 2.3 The site notices were put up on Friday 17<sup>th</sup> June 2022 and photographs of the site notices in-situ are shown on the next page.
- 2.4 The notices were displayed for the minimum 28 days and a declaration to this effect is contained at Appendix A.

*Location 1*



*Location 2*



*Location 3*



## Adjoining Owner/Occupier and Community Consultees Consultations

- 2.5 A Schedule 1B Notice letter was sent out to occupiers/owners of land adjoining the development site and Community Councillors on Thursday 16<sup>th</sup> June 2022. Please see Appendix **B** for a list of those properties and Community Councillors notified together with a copy of the notices and letters sent out.

## Draft Planning Application Availability

- 2.6 A dedicated website for the proposed development was set up and hosted at [www.brynmelin-pac.co.uk](http://www.brynmelin-pac.co.uk) as seen on the next pages over. The website was live on the 17<sup>th</sup> of June 2022.
- 2.7 The website's home page contained a description of the proposed development together with a link to the draft planning application and the various supporting documents that would accompany the application when submitted.
- 2.8 During the period from 17<sup>th</sup> June to 15<sup>th</sup> July 2022, the website was visited a total of 2,240 times. Of this amount 79.53% stayed between 1 and 60 seconds, 15.11% stayed between 1 and 10 minutes, and 5.14 stayed between 10 and 30 minutes and 0.22% stayed longer than 30 minutes.
- 2.9 Of the 2,240 visits to the website, 55% were accessed from a desktop while 45% were accessed from a mobile device.
- 2.10 Hard copies of the draft application were made available to any consultees on request. There were no requests for hard copies.
- 2.11 The website also had a 'contact us' button which allowed visitors to comment on the development proposals. Any comments submitted via the website would generate an email that would then be allocated to an appropriate person to review and respond as appropriate.

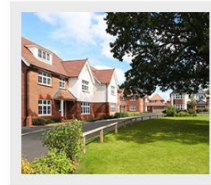
Land West of Windmill Lane (Bryn Melin), Cowbridge  
Pre-application Consultation

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Proposed Residential Development

Redrow Homes (South Wales) Limited are preparing a full planning application for a new development at Land West of Windmill Lane (Bryn Melin), Cowbridge. The new development is for residential development of 105 dwellings (including 40% affordable housing in line with Council requirements), open space, landscaping and associated highway and drainage infrastructure.



This consultation website has been prepared so we can share our vision and emerging proposals with you and most importantly ask for your feedback. Your comments will help to shape the final proposals which we will submit as a formal planning application to the Vale of Glamorgan Council (VoGC).

Aerial Site Location Plan

REDROW  
RPS

©2022 Google Earth

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Land West of Windmill Lane (Bryn Melin), Cowbridge  
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About Us

About Redrow PLC

Redrow is a leading, premium housebuilder dedicated to giving people a better way to live.

For nearly 50 years, Redrow has been creating high quality homes and communities for its customers, building over 100,000 homes across the UK.

Redrow deals with the full development process, from design and planning through to building, sales and aftercare. As market leaders, Redrow's portfolio currently includes new build homes across Wales and beyond.



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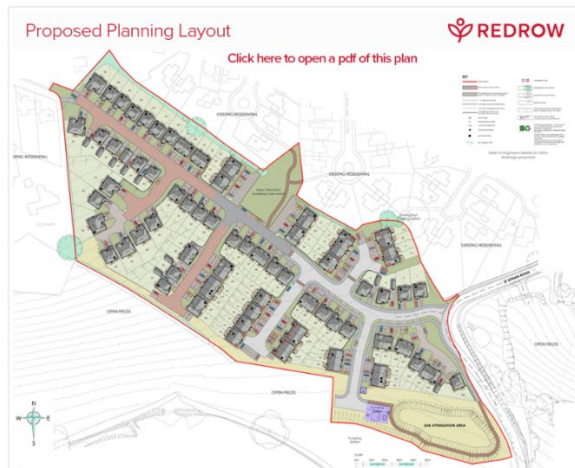
Our Proposal

**On this land allocated for residential development in the current Local Development Plan (adopted by VoGC June 2017) the proposal is for a new residential development of 105 dwellings (including affordable housing), open space, landscaping and associated highway and drainage infrastructure at Land West of Windmill Lane (Bryn Melin), Cowbridge.**

The development makes provision for both market and affordable housing in a mix of house types. The houses will be set within a new landscape framework providing new and improved pedestrian, cycle and highways connections into the surrounding area to the north, east and west. In particular, a newly upgraded vehicular access will be provided from St Athan Road in the form of a priority junction with St Athan Road. The proposals also include the realignment of St Athan Road to the west of its existing alignment to improve the forward visibility and the road horizontal alignment. Improved pedestrian and cycle links will be provided to Windmill Lane.

A central area of open space is proposed within the development incorporating a children's equipped play area.

The total site area is approximately 4 ha (10 acres) and the development is arranged with access to the west from Windmill Lane and access to the east from St Athan Road. Please see the proposed site layout plan below:



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Application Drawings

- Site Location Plan: [Site Location Plan \(PDF 726KB\)](#)
- Proposed Planning Layout: [Proposed Planning Layout \(PDF 2.3MB\)](#)
- Planning House Types Brochure: [Planning House Types Brochure \(PDF 276MB\)](#)
- Storey Heights Layout: [Storey Heights Layout \(PDF 636KB\)](#)
- Boundary Enclosures Layout: [Boundary Enclosures Layout \(PDF 678KB\)](#)
- External Materials Layout: [External Materials Layout \(PDF 734KB\)](#)
- Proposed Street scenes: [Proposed Street scenes \(PDF 9.2MB\)](#)
- Site Sections: [Site Sections \(PDF 633KB\)](#)
- Engineering Layout (Sheet 1 of 2): [Engineering Layout - Sheet 1 \(PDF 2.7MB\)](#)
- Engineering Layout (Sheet 2 of 2): [Engineering Layout - Sheet 2 \(PDF 3MB\)](#)
- Proposed Development Levels (Sheet 1 of 2): [Proposed Development Levels - Sheet 1 \(PDF 1.3MB\)](#)
- Proposed Development Levels (Sheet 2 of 2): [Proposed Development Levels - Sheet 2 \(PDF 1.7MB\)](#)
- Road Longitudinal Sections: [Road Longitudinal Sections \(PDF 146KB\)](#)
- Refuse Collection Layout: [Refuse Collection Layout \(PDF 1.1MB\)](#)

Design and Access Statement

- Design and Access Statement: [Design and Access Statement \(PDF 1.6MB\)](#)

Application Forms and Planning Statement

- Draft Planning Application Form: [Draft Planning Application Form \(PDF 494KB\)](#)
- Planning Statement: [Planning Statement \(PDF 5.4MB\)](#)

Heritage

- Archaeological Desk Based Assessment: [Archaeological Desk Based Assessment \(PDF 18MB\)](#)

Transport

- Transport Assessment: [Transport Assessment \(PDF 8.8MB\)](#)
- Travel Plan: [Travel Plan \(PDF 2MB\)](#)

Landscape

- Landscape Visual Impact Assessment (Part 1 of 2): [Landscape Visual Impact Assessment - Part 1 \(PDF 8.1MB\)](#)
- Landscape Visual Impact Assessment (Part 2 of 2): [Landscape Visual Impact Assessment - Part 2 \(PDF 8.1MB\)](#)

Land West of Windmill Lane (Bryn Melin), Cowbridge  
Pre-application Consultation



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We would like your comments

**Thank you for your views on the proposals, these have made a valued contribution to the scheme. The opportunity for sending comments to us pre-submission of the application has ended.**

This is not the last time you will be able to make comments on these proposals. Once the planning application is submitted to VoGC you will also be able to submit formal comments to the Council directly. These comments will be considered by the Council when they determine the planning application.

RPS Consulting UK & Ireland (2 Callaghan Square, Cardiff, CF10 5AZ) are conducting this consultation on behalf of Redrow Homes (South Wales) Limited. When we refer to "we" "us" or "our" we mean the two of us. If you submit comments and include your address we will only use your address to analyse the areas from which comments are being submitted. The information you submit and your personal data will not be passed to any third party. The information you submit will only be retained for as long as is necessary for the purposes of the planning process for this development. If you wish to withdraw your consent at any time or you would like to know more about how your information will be processed, please contact us at the address above.

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## Specialist Consultees Consultation

- 2.12 Developers are also required to undertake pre-application consultation with 'specialist consultees'. As such, six letters were issued on the 17<sup>th</sup> of June 2022 to the following:
- South Wales Fire and Rescue
  - Natural Resources Wales
  - Cadw
  - Dwr Cymru Welsh Water
  - The Vale of Glamorgan Highways Department; and
  - The Vale of Glamorgan Planning Department
- 2.13 Copies of these letters are enclosed at Appendix C.

## Requirement for Environmental Impact Assessment

- 2.14 The proposed development was not subject to a formal Screening Request. Numerous pre-application discussions have taken place regarding the proposals and it was concluded that the proposal did not require an Environmental Impact Assessment (EIA). In any event, the application will get screened at the submission stage.

### **3 REPONSES TO THE CONSULTATION PROCESS**

#### **Adjoining Landowner/Occupier and Community Councillors Consultation Reponses**

- 3.1 Of the 75 notice letters sent out to owner/occupiers of adjoining land and Community Councillors, 64 responses were received.
- 3.2 Table 3.1 on the next page provides a summary of the matters raised from adjoining landowners/occupiers. Due to the volume of responses, these have been themed based on the comments. Table 3.2 below then sets out a summary response under each theme.

**Table 3.1: Summary of Representations Received from Landowners and Community Councillors**

Summary of Representation	Response
Concern over loss of good quality agricultural land for food production	The site comprises predominantly Grade 3b agricultural land with only small areas of Grade 3a agricultural land. There is no Grade 1 or Grade 2 agricultural land. The proposed development will therefore not result in the loss of an unacceptable quantum of best and most versatile agricultural land.
Objection to development on greenfield land, query as to whether locally available brownfield sites have been considered	The application site forms part of a wider land allocation under Local Development Plan (LDP) Policy MG 2 (19) at Land adjoining St Athan Road, Cowbridge for housing. The principle of its suitability for development for housing has therefore been established within the LDP.
Inadequate services/infrastructure	Pre-application discussions with the Council have confirmed the scope of requirements for the provision of infrastructure within the proposed development.
Surplus to local requirements – suggestion that there is no demand for these houses	The LDP sets out the quantum of housing growth required over the plan period and allocates sites for housing development to secure this growth. This site is allocated for housing under Policy MG 2 (19) and therefore its delivery for housing is necessary for the realisation of the LDP’s growth strategy.
Support for the scheme as proposed	The support for the scheme is welcomed.
Overdevelopment - density/quantum too large	LDP Policy MG 2 (19) allocates the site for 130 dwellings. The proposed masterplan seeks to deliver within this allocation with 105 dwellings proposed. This is in accordance with Policy MD6 (Housing Densities) which confirms that residential development proposals within the service centre settlements will be permitted where the net residential density is a minimum of 30 dwellings per hectare.
Environmental Sustainability – impact on ecology, loss of trees, suggestion that environmental and ecological mitigation measures should be incorporated	The supporting documents submitted with the planning application demonstrate how appropriate mitigation measures are incorporated in the scheme to avoid negative impacts.

## REPORT

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Concern that site is not suitable in terms of access and highways safety issues	A Transport Assessment (TA) and Travel Plan have been prepared in support of the application proposals in accordance with relevant advice and guidance. The TA has been scoped with the highway officers at the Vale of Glamorgan Council (VoGC). The TA confirms that the proposed development is considered to be well-located and is wholly compliant with both national and local transport policies.
Concern over environmental impact of proposals including wildlife, habitats and the climate crisis	The site has been subject to ecological survey to ascertain the current baseline and identify potential constraints that the emerging development proposals will need to respond to. The proposed masterplan incorporates the recommendations of this assessment and identifies potential opportunities to deliver enhancement.
Disturbance/loss of amenity including right to light/overshadowing	The proposed development has been designed in accordance with the design principles set out in both national and local policy in terms of residential amenity. It is therefore considered that the proposed development will not have an unacceptable impact on amenity.
Concern over impact on and loss of existing public rights of way	All existing Public Rights of Way will be retained in the development proposals.
Questions the need for affordable housing, comment that the quantum of affordable housing is too large or that it is inappropriate in this location	Policy MG4 (Affordable Housing) outlines that residential developments in Cowbridge which result in a net gain of 1 dwelling or more will be required to provide 40% affordable housing. The policy goes on to state that on sites of 10 or more dwellings, affordable housing shall be provided on site unless exceptional circumstances are demonstrated, with the requirement being rounded up to the nearest whole number. The provision of affordable housing is therefore in accordance with the requirements set out in the LDP.
Concern over increase in flood risk as a result of the development	The development will follow the surface water runoff destination priority levels set out in Standard S1 of the statutory standards for sustainable drainage systems. The current masterplan and design principles have been led by and designed with sustainable drainage measures in mind.
Land ownership queries – request for clarification over boundaries	All details regarding land ownership and boundaries will be confirmed with the submission of the planning application to the Vale of Glamorgan Council.
Concern over visual impact on landscape	The LVIA concludes that the proposed development would be effectively integrated and assimilated into the surrounding landscape/townscape by good building design and green infrastructure and would reflect the general character and appearance of the locality.

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## REPORT

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Comment that there is a need to comply with Building Regulations

The proposed development will be constructed in full accordance with the requirements set out in the Building Regulations.

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Construction impacts – noise/dust

A Construction Environmental Management Plan will be prepared and approved by the Local Planning Authority ahead of the commencement of construction. This will include measures to limit construction impacts, including noise and dust.

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Concern over impact of loss of open space and lack of public open space included in proposals

A new large, centralised area of open space containing a Local Equipped Area of Play (LEAP) will be provided on site framed by adjoining houses to ensure natural surveillance of the open space. The area of open space will also connect to the existing area of open space located to the north of the site at Llanquian Close to provide an opportunity to create an enlarged and more useable network of open space for the benefit of existing and future residents.

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Play area comments – including that it is not required or that provision should be included within site area

See above in relation to provision of open space containing a LEAP within the development proposals.

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## Specialist Consultee Responses

- 3.3 Of the 6 letters sent out to the specialist consultees, two responded. Table 3.2 below provides a summary of all the matters raised from specialist consultees. These were:
- South Wales Fire and Rescue Service; and
  - Dŵr Cymru Welsh Water.
- 3.4 In addition, response was received from the Cowbridge with Llanblethian Town Council.



**Table 3.2 Summary of Representations Received from Statutory Consultees**

Name, Date & Method of Communication	Representation	Response
South Wales Fire and Rescue Service	<p>The Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation.</p> <p>The developer should also consider the need for the provision of:</p> <ul style="list-style-type: none"> <li>a. adequate water supplies on the site for firefighting purposes; and</li> <li>b. access for emergency firefighting appliances.</li> </ul>	Noted.
Dŵr Cymru Welsh Water	<p>Foul can be accommodated.</p> <p>No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.</p> <p>The proposed development is in an area where there are water supply problems during peak high demand. In order to establish what would be required to serve the site with an adequate water supply, it will be necessary for the developer to fund the undertaking of a hydraulic modelling assessment on the water supply network.</p>	Noted – a full hydraulic modelling assessment will be undertaken.

## Other Consultation Responses

- 3.5 19 additional responses were received from the general public who were not directly contacted as part of the consultation exercise.
- 3.6 The comments raised by other members of the public have been addressed under the themes set out in **Table 3.1** above.
- 3.7 A letter of representation was also received from the Cowbridge with Llanblethian Town Council. A summary of the issues raised are as follows:
- Lack of housing demand
  - Inadequate services/infrastructure
  - Loss of farmland
  - Landscape impact
  - Overdevelopment
  - Access/traffic impact
  - Pedestrian/cyclist/wheelchair access
  - Flooding/drainage.
- 3.8 The issues above have been addressed under the themes set out in **Table 3.1** above.

## 4 CONCLUSIONS

- 4.1 This PAC Report provides a copy of the relevant notices as well as a summary of responses from consultees including neighbours, community councillors and specialist consultees.
- 4.2 50 objections were received as part of the PAC process, all from members of the public. The Community Council also raised an objection.
- 4.3 Statutory consultees had no objection to the proposed developed, subject to certain matters being addressed and suggested conditions as part of any approved decision notice on the scheme.
- 4.4 In conclusion, this report documents the way in which the applicant has addressed the PAC requirements and sets out the response to concerns raised during the pre-application consultation process.

A large, light grey graphic with rounded corners and a notch on the right side. Inside the notch is a maroon-colored shape with rounded corners. The text "Appendix A – Site Notice" is centered in the upper right portion of the grey area.

**Appendix A – Site Notice**

SCHEDULE 1 Article 4(4)  
Pre-application notices  
SCHEDULE 1B Articles 2C & 2D

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING  
PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION  
NOTICE UNDER ARTICLES 2C AND 2D

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed  
by site notice on or near the location of the proposed development)

**Purpose of this notice:** this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at **Land West of Windmill Lane (Bryn Melin), Cowbridge**

I give notice that **Redrow Homes (South Wales) Ltd**

is intending to apply for planning permission for: **New residential development of 105 dwellings, open space, landscaping and associated highway and drainage infrastructure.**

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at <https://www.brynmelin-pac.co.uk/> and computer facilities are available to view this information online at: **Cowbridge Library, Old Hall, High Street, Cowbridge, CF71 7AH** during normal opening hours.

Anyone who wishes to make representations about this proposed development must write to the agent **Damian Barry at RPS, 2 Callaghan Square, Cardiff, CF10 5AZ**

By: **17<sup>th</sup> July 2022**

Signed:



Date: 17<sup>th</sup> June 2022

ATODLEN 1 Erthygl 4.(4)  
Hysbysiadau cyn-ymgeisio  
ATODLEN 1B Erthyglau 2C a 2D

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM  
GANIATÂD CYNLLUNIO Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu)  
(Cymru) 2012

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO  
HYSBYSIAD O DAN ERTHYGLAU 2C A 2D

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgylgoreion cymunedol; ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

**Diben yr hysbysiad hwn:** mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad Arfaethedig yn **Land West of Windmill Lane (Bryn Melin), Cowbridge**

Rwyf yn hysbysu bod **Redrow Homes (South Wales) Ltd**

yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer: **Datblygiad preswyl newydd o 105 o anheddau, manau agored, tirweddu a seilwaith priffyrdd a draenio cysylltiedig.**

Gellwch archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

ar-lein yn <https://www.brynmelin-pac.co.uk/> ac maecyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn **Cowbridge Library, Old Hall, High Street, Cowbridge, CF71 7AH** yn ystod oriau agorarferol.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y yr asiant **Damian Barry, RPS, 2 Sgwar Callaghan, Caerdydd, CF10 5AZ**

Erbyn **Gorffennaf 17eg 2022**

Llofnod:



Dyddiad: Mehefin 17eg 2022



## Appendix B – List of Owner/Occupier Letters


<u>Name</u>	<u>House/ Company Name</u>	<u>Address Line 1</u>
Owner/Occupier	Monksilver	St Quentins Close
Owner/Occupier	Rowallan	St Quentins Close
Owner/Occupier	Rosehill House	St Quentins Close
Owner/Occupier	Bracklinn	St Quentins Close
Owner/Occupier	Tanglewood	St Quentins Close
Owner/Occupier	Far End	St Quentins Close
Owner/Occupier	Hafod	St Quentins Close
Owner/Occupier		1, Windmill Lane
Owner/Occupier		3, Windmill Lane
Owner/Occupier		5, Windmill Lane
Owner/Occupier	Bryn y Felin	7, Windmill Lane
Owner/Occupier		9, Windmill Lane
Owner/Occupier	Hunters Gate	8, Windmill Lane
Owner/Occupier	Meadow Woods	10, Windmill Lane
Owner/Occupier	Conwy	Windmill Lane
Owner/Occupier	Green Acres	12, Windmill Lane
Owner/Occupier	Llyswen	Windmill Lane
Owner/Occupier		1, Bessant Close
Owner/Occupier		2, Bessant Close
Owner/Occupier		3, Bessant Close
Owner/Occupier		4, Bessant Close
Owner/Occupier		5, Bessant Close
Owner/Occupier		6, Bessant Close
Owner/Occupier		7, Bessant Close
Owner/Occupier		8, Bessant Close
Owner/Occupier		9, Bessant Close
Owner/Occupier		10, Bessant Close
Owner/Occupier		11, Bessant Close
Owner/Occupier		12, Bessant Close
Owner/Occupier		13, Bessant Close
Owner/Occupier		14, Bessant Close
Owner/Occupier		15, Bessant Close
Owner/Occupier		16, Bessant Close
Owner/Occupier		17, Bessant Close
Owner/Occupier		18, Bessant Close
Owner/Occupier		19, Bessant Close
Owner/Occupier		20, Bessant Close
Owner/Occupier		21, Bessant Close
Owner/Occupier		1, Llanquian Close
Owner/Occupier		2, Llanquian Close
Owner/Occupier		3, Llanquian Close
Owner/Occupier		4, Llanquian Close
Owner/Occupier		5, Llanquian Close
Owner/Occupier		6, Llanquian Close
Owner/Occupier		7, Llanquian Close
Owner/Occupier		8, Llanquian Close
Owner/Occupier		9, Llanquian Close
Owner/Occupier		10, Llanquian Close
Owner/Occupier		11, Llanquian Close
Owner/Occupier		12, Llanquian Close
Owner/Occupier		13, Llanquian Close
Owner/Occupier		14, Llanquian Close



Owner/Occupier		1, Lake Hill Drive
Owner/Occupier		2, Lake Hill Drive
Owner/Occupier		3, Lake Hill Drive
Owner/Occupier		4, Lake Hill Drive
Owner/Occupier		5, Lake Hill Drive
Owner/Occupier		6, Lake Hill Drive
Owner/Occupier		7, Lake Hill Drive
Owner/Occupier		8, Lake Hill Drive
Owner/Occupier		9, Lake Hill Drive
Owner/Occupier		10, Lake Hill Drive
Owner/Occupier		11, Lake Hill Drive
Owner/Occupier		12, Lake Hill Drive
Owner/Occupier		13, Lake Hill Drive
Owner/Occupier		14, Lake Hill Drive
Owner/Occupier		15, Lake Hill Drive
Owner/Occupier		16, Lake Hill Drive
Owner/Occupier		17, Lake Hill Drive
Owner/Occupier		18, Lake Hill Drive
Owner/Occupier		19, Lake Hill Drive
Owner/Occupier		20, Lake Hill Drive
Owner/Occupier		21, Lake Hill Drive
Owner/Occupier		22, Lake Hill Drive
Town Clerk	Cowbridge with Llanblethian Town Council	Town Hall







**Appendix C -  
Specialist Consultee  
Letters**

**Our ref: JPW1599**

2 Callaghan Square  
Cardiff  
CF10 5AZ  
T +44 2920 668 662

Date: 15 June 2022

South Wales Fire and Rescue Service  
Forest View Business Park  
Llantrisant  
Pontyclun  
Mid Glamorgan  
CF72 8LX

Dear Sir/Madam / Annwyl syr neu madam,

**Notice of Publicity and Consultation Before Applying for Planning Permission  
Town and Country Planning (Development Management Procedure) (Wales) Order 2012**

**Hysbysiad o Cyhoeddusrwydd ac Ymgynghori Cyn Gwneud Cais am Ganiatâd Cynllunio  
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012**

In accordance with the above please find enclosed a Notice relating to a proposed planning application. Yn unol â'r uchod, amgaeaf Hysbysiad i ymwneud a cais cynllunio arfaethedig.

Should you require any clarification please do not hesitate to contact me. Os bydd angen eglurhad arnoch mae croeso i chi gysylltu â mi.

Yours faithfully / Yr eiddoch yn gywir  
for RPS Consulting Services Limited / *Gwasanaethau Ymgynghori RPS Cyfyngedig*



**Damian Barry**  
[info@brynmelin-pac.co.uk](mailto:info@brynmelin-pac.co.uk)

Enc: As above / *Fel uchod*

**Our ref: JPW1599**

2 Callaghan Square  
Cardiff  
CF10 5AZ  
T +44 2920 668 662

Date: 15 June 2022

Natural Resources Wales  
Rivers House  
St Mellons Business Park  
St Mellons  
Cardiff  
CF3 0EY

Dear Sir/Madam / Annwyl syr neu madam,

**Notice of Publicity and Consultation Before Applying for Planning Permission  
Town and Country Planning (Development Management Procedure) (Wales) Order 2012**

**Hysbysiad o Cyhoeddusrwydd ac Ymgynghori Cyn Gwneud Cais am Ganiatâd Cynllunio  
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Enc: As above / *Fel uchod*

**Our ref: JPW1599**

2 Callaghan Square  
Cardiff  
CF10 5AZ  
T +44 2920 668 662

Date: 15 June 2022

Cadw  
Welsh Government  
Plas Carew  
Unit 5/7 Cefn Coed  
Parc Nantgarw  
Cardiff  
CF15 7QQ

Dear Sir/Madam / Annwyl syr neu madam,

**Notice of Publicity and Consultation Before Applying for Planning Permission  
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Enc: As above / *Fel uchod*

**Our ref: JPW1599**

2 Callaghan Square  
Cardiff  
CF10 5AZ  
T +44 2920 668 662

Date: 15 June 2022

Dwr Cymru Welsh Water  
Developer Services  
PO Box 3146  
Linea  
Fortran Road  
Cardiff  
CF3 0EH

Dear Sir/Madam / Annwyl syr neu madam,

**Notice of Publicity and Consultation Before Applying for Planning Permission  
Town and Country Planning (Development Management Procedure) (Wales) Order 2012**

**Hysbysiad o Cyhoeddusrwydd ac Ymgynghori Cyn Gwneud Cais am Ganiatâd Cynllunio  
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Enc: As above / *Fel uchod*



**Our ref: JPW1599**

2 Callaghan Square  
Cardiff  
CF10 5AZ  
T +44 2920 668 662

Date: 15 June 2022

Highways Department  
The Vale of Glamorgan Council  
Civic Offices  
Holton Road  
Barry  
CF63 4RU

Dear Sir/Madam / Annwyl syr neu madam,

**Notice of Publicity and Consultation Before Applying for Planning Permission  
Town and Country Planning (Development Management Procedure) (Wales) Order 2012**

**Hysbysiad o Cyhoeddusrwydd ac Ymgynghori Cyn Gwneud Cais am Ganiatâd Cynllunio  
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**Our ref: JPW1599**

2 Callaghan Square  
Cardiff  
CF10 5AZ  
T +44 2920 668 662

Date: 15 June 2022

Planning Department  
The Vale of Glamorgan Council  
Civic Offices  
Holton Road  
Barry  
CF63 4RU

Dear Sir/Madam / Annwyl syr neu madam,

**Notice of Publicity and Consultation Before Applying for Planning Permission  
Town and Country Planning (Development Management Procedure) (Wales) Order 2012**

**Hysbysiad o Cyhoeddusrwydd ac Ymgynghori Cyn Gwneud Cais am Ganiatâd Cynllunio  
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