

# CUSOP PARISH DEVELOPMENT PLAN

## CONSULTATION STATEMENT

### INTRODUCTION

1. This is a Consultation Statement to accompany the draft Cusop Parish Development Plan submitted to Herefordshire Council, as required by Regulation 15.
2. After approval of the Cusop Parish Neighbourhood Area in 2012, Cusop Parish Council resolved to produce a neighbourhood development plan for the Area and appointed a Planning Project Group to act on behalf of the Council. This Statement summarises the pre-consultation carried out within the Cusop community prior to the drafting of the Plan and the formal public consultation about the draft Plan, as required by Regulation 14, prior to submission.

### PRE-CONSULTATION

3. The Project Group had two basic aims in consulting the community about a neighbourhood plan. The first was to identify any planning-related matters in which there was a broadbased community interest and which could usefully be addressed in a neighbourhood plan, bearing in mind that the forthcoming Herefordshire Core Strategy was expected to provide a comprehensive policy base. The second was so far as possible to identify the consensus, or at the very least clear majority view, on policies to address those matters. To achieve this the Group favoured methods that enabled each resident to express a view unencumbered by peer pressure and that gave equal weight to each view. The role of the Group itself was to administer the consultation process and prepare a Plan derived from its results, not to be a forum for consultation and debate itself.

#### *Drop-in Event*

4. The first stage was a Drop-In Event held at the Cusop Village Hall in July 2013. A report on this event, including details of publicity, method and conclusions, is at Appendix 1. In essence the Event gave all residents the opportunity to express their views in the least intimidating way. The conclusions gave the Project Group the basis for identifying the matters that the community wanted addressed and the likely policy options which then needed to be tested in a questionnaire.

#### *Questionnaire*

5. In April 2014 questionnaires were delivered by hand to every dwelling within the Neighbourhood Area, with enough copies to be completed by every occupant aged 16 years or over. Because the questionnaire was delivered to every dwelling, it in effect ensured that that non-resident occupiers (eg second home owners) as well as residents were consulted. The completed questionnaires were collected by hand. A report on the process and an analysis of the returns is at Appendix 2. The return rate was 79% with a good distribution by age, location and occupation. The Project Group

considered this a very robust basis for developing a draft Plan that would fairly reflect the preferences of the community.

6. Following this a draft Plan was prepared. This aimed to reflect the community consensus revealed by the questionnaire results, but of course it was also necessary to ensure that the Plan took account of English national planning policy, was in general conformity with the emerging Herefordshire Core Strategy, addressed only planning matters, and was positive and practical.

7. Because there was still some uncertainty about elements of the Core Strategy until it had been through examination-in-public and had been adopted, the Cusop Plan drafting process was put on hold in late 2014. The Core Strategy was finally adopted late in 2015 after which the Plan drafting process was re-started. Since then it has become apparent that Herefordshire Council will not be supplementing the Core Strategy with a more detailed design guidance portfolio, but will leave detailed design to neighbourhood plans to address.

8. From the beginning of the process in 2012 the Parish Council maintained a section on its [www.cusop.net](http://www.cusop.net) website which provided information about the Plan process, including Project Group membership and notes, sources of information, reports, etc. Progress with the Plan was also reported in the Parish Council's newsletters which were delivered by hand to each household about twice a year.

#### REGULATION 14 CONSULTATION

9. The Parish Council approved a draft Plan for Regulation 14 consultation on 15th June 2016. The consultation took place between 15th August and 25th September 2016.

##### *People who live, work or carry on business in Cusop Parish*

10. A printed and bound copy of the pre-submission consultation draft of the Plan was delivered by hand to every dwelling within Cusop Parish, with a covering letter explaining how to comment and other useful information (copy of the letter at Appendix 3). As with the questionnaire, because copies were delivered to every dwelling, it in effect ensured that that non-resident occupiers (eg second home owners) as well as residents were consulted. Also, similar letters, but without the printed draft enclosed, were delivered by hand to a number of dwellings just beyond the Cusop Parish boundary because it was recognised that for geographical reasons their occupiers often identified with Cusop and its facilities.

11. Known non-resident businesses or landowners (ie other than those who were known to reside in Cusop and would therefore receive copies as above) were sent letters or emails drawing attention to the consultation, advising them how to obtain the pre-submission consultation draft and how to comment on it (example of the letter/email at Appendix 3 and a list of all the recipients at Appendix 4).

12. A separate page was created on the [www.cusop.net](http://www.cusop.net) website drawing attention to the consultation, providing download links for the consultation draft Plan, Environmental Report, HRA and other relevant documents, information on how to comment, useful links, FAQs and contact details (screenshot of the page at Appendix 3). Emails drawing attention to the consultation and the web page were sent to every person registered with the website at the beginning of the consultation period and again towards its end. The Parish Council has three noticeboards at different places in the Parish and notices drawing attention to the consultation were placed on all of these boards at the beginning of the consultation (copy of the notice at Appendix 3). A printed and bound copy of the consultation draft Plan, together with a note explaining how to comment on the Plan, was put on public display in Hay public library which is used by many people with an interest in Cusop. This range of measures ensured that it was reasonably certain that everyone living, working or carrying on business in Cusop would readily be aware of the consultation and how to obtain the draft Plan and comment on it.

### *Consultation Bodies*

13. In accordance with Regulation 14, Herefordshire Council and all consultation bodies that might be affected by the draft Plan proposals were consulted by email or letter. An example of the consultation email is at Appendix 3 and a list of the bodies consulted is at Appendix 4.

### *Consultation responses*

14. There were 8 responses representing 11 residents from the approximately 356 residents (2011 Census) of Cusop. These are listed at Appendix 4. All but one response had substantive comments which included explicit or implicit proposals for changes. Those proposals are quoted at Appendix 5, with the Parish Council's responses and proposed amendments if any.

15. Thirteen non-resident businesses in Cusop were consulted and these are listed at Appendix 4. None responded.

16. Twenty-six consultation bodies were consulted and these are listed at Appendix 4. 6 responded and 2 of these had explicit or implicit proposals for changes which are shown at Appendix 5, with the Parish Council's responses and proposed amendments.

Cusop Parish Council  
February 2017

## APPENDIX 1

### REPORT OF THE DROP-IN EVENT JULY 2013

# CUSOP PARISH DEVELOPMENT PLAN

## REPORT OF THE DROP-IN EVENT 6th / 7th JULY 2013

### INTRODUCTION

This is a summary of the views of visitors to the Drop-In Event held at Cusop Village Hall over the weekend of 6th / 7th July 2013.

Early notice of the Event was given in parish council newsletters delivered to every house in the parish, in flyers posted on the parish noticeboards and on the cusop.net website. Detailed notice closer to the Event was given by the same means and by posters in prominent places visible to most passing pedestrians or drivers. The Event was open from 10am to 8pm on both Saturday 6th July and Sunday 7th July.

Visitors were asked to enter their names and addresses on a sheet. There were 55 visitors resident in the parish (and another 7 from outside the parish). This is about 20% of the total number of registered electors in the parish. They came from 34 different households which were distributed as follows:

	houses represented		Total houses in location	
location	number	percent	number	percent
Nantyglassdwr/Newport St	3	9%	32	18%
Hardwicke Rd	5	15%	31	17%
Lower Dingle	14	41%	47	26%
30 Acres/Church Lane	5	15%	27	15%
Upper Dingle	7	21%	28	16%
outlying houses	0	0%	13	7%

From this it can be seen that the Newport St area and the outlying houses were significantly under-represented and the Lower Dingle over-represented.

Age was not recorded, but it was apparent to the Project Group members who were present throughout the Event that attendance was by middle-aged and retired people, so the young adults in the parish were under-represented.

Fourteen boards were mounted on frames with space beneath for visitors to write comments. Each board was given a subject title and some introductory text which are reproduced over the following pages. Visitors could either write comments directly on the boards or endorse or oppose comments already made by means of stickers, green or red respectively. The following pages give a summary of those comments and stickers. The summary records the comments almost verbatim, but with some editing in order to consolidate similar comments. The comments are shown according to the boards on which they were made, except that where similar comments were made on different boards, they are consolidated under the board that most closely relates to the subject matter.

The total number of comments and stickers on each subject are recorded. Comments are grouped broadly in descending order according to the number of comments/stickers in support of an idea. This should make it easy to see it at glance those ideas that generate significant support (although there may be opposition too) and those, lower down, that only a few people support and/or most oppose. In some cases, closely related issues are listed together rather than in strict arithmetical order. Nevertheless, nearly all comments have been recorded in some way or another, however few people commented.

Cusop Planning Project Group  
September 2013

### 1. MORE NEW HOMES?

25 new houses have already been approved, to be built opposite the Co-op. This more than meets Herefordshire's target for house-building in Cusop for the period of our Plan. So should we decide that is enough, and no more? Or should Cusop be a growth area, with more house-building?

**25 houses sufficient for now / definitely not more (30 agree, 0 disagrees).**

**25 houses in that location just right (14 agree, 1 disagrees).** Other comments: if we want a heart, build it in a core area around village hall, Lower Mead and B4348 (4 agree, 1 disagrees).

**No blanket number; take it as it comes and let people of Cusop decide at the time (2 agree, 0 disagrees).**

**50 to 100 houses to make Cusop less a suburb of Hay (1 agrees, 11 disagree).** Other comments: Cusop is a suburb of Hay whether we like it or not; more houses will only make it a bigger suburb (1 agrees) - what right do "locals" have to keep the place for themselves? (1 disagrees).

## 2. WHO SHOULD NEW HOMES BE FOR?

Whether we build a few or a lot, who should they be for? Houses for sale to anyone, or affordable houses for local people, or a mixture of both? Should they be detached, semi-detached, terraces or flats? What about special needs such as the elderly, or starter homes for the young?

**A mix, given ageing population, and more jobs and affordable housing so that young people not forced out of area (16 agree, 0 disagrees).** Other comments: is it true, up-to-date survey needed (1 agrees).

**Homes should not be 'holiday homes' - local people need them (15 agree, 0 disagrees).** Other comments: talk of incomers vs locals a shame, we are all Cusopian, less life if only "locals" lived here (11 agree, 0 disagrees) - yes, discourage second/holiday homes, but if we live here full-time we are locals (6 agree, 0 disagrees) - other comments call for more small business, but holiday homes are small business.

**Starter homes for young families and homes for local elderly people, not retired couples from away (8 agree, 6 disagree).** Other comments: a bit unfriendly, what's wrong with new blood, needs to be all ages (4 agree, 0 disagrees) - incomers spend a lot of money locally and employ people (1 agrees) - should be able to sell property for best price, not forced to accept lower price from local (2 agree).

**Affordable houses for local people, not big houses for incomers (7 agree, 1 disagrees).** Other comments: majority should be "affordable" housing so that locals can afford to stay in the area (4 agree, 0 disagrees) - no point if there are not jobs to go with them - then link in with business development and with Hay - plenty of locals can afford big houses.

**Starter homes and small intimate energy generation on site (6 agree, 1 disagrees).** Other comments: small intimate? cramped with small garden - wind, solar: no, ugly.

**Houses to be designed to suit the elderly (6 agree, 0 disagrees).**

### 3. WHAT SORT OF HOMES AND WHERE?

25 homes opposite the Co-op have already been approved: is that a good location, or should we try to get it changed? What other sites might be suitable as well / instead? Should new homes be built in one place, or spread around in ones or twos? (although detached houses in ones or twos are less likely to be affordable)

**Co-op site for business, not housing (13 agree, 17 disagree).** Other comments: commercial development should be close to existing commercial sites (5 agree, 1 disagrees) - Co-op homes should be self-build (1 agrees).

**Opposite Co-op fine, possibly on Linda's field as facilities are nearby (4 agree, 5 disagree).** Other comments: on Linda's field (3 agree, 5 disagree) - very poor vehicle access (1 disagrees) - only one dwelling as per deeds.

**Village envelope should be scrapped or at least greatly extended (11 agree, 5 disagree).** Other comments: should be kept to prevent urban sprawl.

**Build on field next to village hall, much access to buses (7 agree, 7 disagree).** Other comments: link new housing to public transport - why not other way round?

**Develop a few mid to large houses in or near village envelope, rather than gardens infill (5 agree, 0 disagrees).**

**Build in Dingle Road / Cusop Dingle (3 agree, 3 disagree).** Other comments: along edge of Road, not away from it - room for a few extra up the Dingle.

**Affordable houses in one place: detached houses in ones and twos too expensive, all right for landowner, not for anyone else (3 agree, 1 disagrees).** Other comments: in one place or ones or twos open for debate (8 agree, 0 disagrees) - affordable homes need to link with local jobs.

**More terraced housing which is environmentally friendly, good use of land, and creates community spirit (4 agree, 0 disagrees).**

**More self-build instead of developers' expensive small houses and gardens (3 agree, 0 disagrees).** Other comments: more spaced out instead of cramped (2 comments).



#### 4. WHAT SHOULD NEW HOMES LOOK LIKE?

Traditional buildings in the local stone? Or modern styles and materials like steel and glass? Or maybe prefabricated low-energy homes?

**Will have to be energy-efficient / meet code 5 standard (19 agree, 0 disagrees).**

**Traditional from outside but with eco aspects (5 agree, 1 disagrees).** Other comments: perfectly possible and should be mandatory (5 agree, 2 disagree).

**Keep them traditional in local stone (4 agree, 4 disagree).** Other comments: stone looks nice but too expensive especially for affordable homes (2 agree, 0 disagree) - should be scope for really interesting architecture not rural pastiche - no prefabricated buildings - very loose term.

**Develop a new vernacular with sustainable materials to rescue planet for our grandchildren (4 agree, 0 disagrees).** Other comments: plan to make Cusop wholly sustainable energy-wise by 2030 (1 agrees).

**[Photo of traditional stone terrace - without comments] 4 agree, 0 disagrees.**

**[Photo of modern red-brick house] Wholly out of keeping; modern yes if inspiring but not this harsh compromise (3 agree, 3 disagree).**

## 5. COUNTRYSIDE AND VIEWS

Should we protect all the existing green land in our parish, or could we let some of it be built on? Does it matter if it is good agricultural land? Are there areas or views that we specially want to protect?

**Try to protect existing green land but proposals need to be considered as they arise (21 agree, 0 disagrees).**

**We must protect our beautiful landscape, no new development should impact on it (10 agree, 4 disagree).** Other comments: doesn't mean anything particular, can't avoid prejudicing someone/thing (1 agrees) - impossible - a house dotted here and there with green space in between is fine (1 agrees).

**Must keep stunning view of Hay from across green, do not want urban sprawl, main resource for strolls etc (7 agree, 1 disagrees).** Other comments: and we'll never create new jobs (1 disagrees).

**[Photo of Mouse Castle wood - without comments ] 7 agree, 0 disagrees.** Other comments: link Mouse Castle woods to to top Dingle woods to improve scale of habitat (4 agrees, 0 disagrees) - protect view of Cusop Hill from Hay - value view of Cusop Hill from Victoria Terrace (1 agrees).

**No development on good grade agricultural land (5 agree, 2 disagree).** Other comments: not realistic as all land is grade 2.

**Consider case for Area of Outstanding Natural Beauty from Cusop to Ross (4 agree, 0 disagrees).** Other comments: yes, pay more council tax and get nothing done (5 agree, 0 disagrees).

## 6. NATURE

Do we do enough to protect wild animals and plants in Cusop? Or too much? Are there sites you would like to see better protected or improved? What about the Dulas Brook? Or our roadside verges?

**Dulas Brook very important habitat and should be left alone (21 agree, 1 disagrees).** Other comments: dead trees and overgrown undergrowth should be removed (0 agrees, 4 disagree) - no, healthy woodland third new, third old, third dead - landscape and amenity value need to be judiciously managed: deadwood for invertebrates but more light where of benefit (1 agrees) - yes, keep Dulas natural but it needs to be managed to get best result for wildlife (3 agree) - what is natural? - keep it wild not suburban (1 agrees) - Brook needs more sunlight, once cut for firewood now overgrown which affects ecosystem.

**Dulas Brook is frequently polluted, needs to be reported and people prosecuted (7 agree, 1 disagrees).** Other comments: nonsense stemming from ignorance (1 agrees) - natural froth can be mistaken for pollution, facts not guesswork please (1 agrees).

**Don't mow roadside verges too often (1 agrees, 1 disagrees).** Other comments: yes on straight parts - sometimes trees need to be coppiced or cut back (1 agrees) - dangerous if view of traffic blocked.

## 7. LOCAL HISTORY

We already have several protected historic buildings: are you happy with the state of them and their surroundings? Are there other buildings or streets you would like to see protected as well? What about a parish history group?

**We have enough old things, so let's cherish but move into 21st century (4 agree, 1 disagrees).**

**Make Castle site more accessible / more use of its heritage (4 agree, 0 disagrees).** Other comments: church, castle and mill make historic group, look after them (2 agree, 1 disagrees) - churchyard yew trees should be considered a unique asset (3 agree, 0 disagrees) - church greatly loved and well cared for (1 agrees)

**Would like to read more about people of interest who were born, lived or were buried in Cusop (3 agree, 0 disagrees).** Other comments: Cusop history group fell apart due to lack of support - start another: lack of support not inevitable (2 agree) - put your name forward and organise it - people lack time for meetings, try a Facebook group - Hay has just started a history group.

**Mouse Castle motte and bailey should be cleared and signposted by Woodland Trust (1 agrees, 0 disagrees).**

## 8. ENVIRONMENT

Is our environment all right as it is, or are there problems: litter? light? noise? What about the footpaths network? How about renewable energy, eg a wind farm? or hydroelectric? or biomass?

**A wind farm (on Cusop Hill) (14 agree, 31 disagree).**

**Solar farm (7 agree, 1 disagrees).** Other comment: test efficiency (ditto wind farm).

**More hydro / community hydro on Dulas Brook (7 agree, 0 disagrees).** Other comments: and community solar/wind/etc - why not PV energy farm to avoid the clutter, organised by village for village (2 agree, 0 disagrees).

**Cusop working together to become self-sufficient in energy from all sources by 2025 (6 agree, 0 disagree).** Other comments: a wind farm run by a community interest company earning money as communal asset (6 agree, 14 disagree) - what about individual smaller turbines on houses (2 agree) - this sort of thing has worked for Talgarth.

**Night sky beautiful - don't destroy it with badly-aimed lights (7 agree, 1 disagrees).** Other comments: this includes lights outside houses.

**Replace sodium lights with low-energy low-spillage white lights (3 agree, 0 disagrees).** Other comments: sodium street lights dreadful and dark bits in-between dangerous - bin the lights altogether (2 agree, 1 disagrees) - some lighting for pedestrian safety (6 agree, 0 disagrees) - very dark without lights (4 agree, 2 disagree) - street light outside Dulas, very dark there (3 agree, 0 disagrees) - turn them off 2300-0500? - fought for years as parish councillor to keep our lovely lights, now people say 'light pollution', sodium lights are horrid - some of us walk up Dingle after dark and have to use torch.

**Our environment just right the way it is, no more changes please (3 agree, 1 disagrees).** Other comments: quiet enjoyment is historical asset so close to bustling Hay - no jobs or development, we can't be nimbies forever (1 agrees) - why not.

**Need litter bin by bus stop (3 agree, 0 disagrees).**

**More dog-friendly gates on footpaths (2 agree, 0 disagrees).**

**Offer to host exploratory drilling for shale-gas (0 agrees, 9 disagree).** Other comments: yes we don't have enough water pollution or ground tremors - don't recycle ill-informed gossip.

Dingle unkempt and uncared for, blocked drains, fallen trees etc - some of us cut verges and keep things tidy outside our houses (1 agrees) - please could roadman keep gullies etc unblocked - yes if tractors cutting hedges kept out of them.

## 9. ROADS & TRANSPORT

Are the roads and pavements good enough? Are there traffic problems? Is the public transport good enough? Do we even need it?

**Dingle road in appalling condition, start filling the potholes (14 agree, 0 disagrees).** Other comments: but poor surfaces slow down speeding cars (4 agree, 5 disagree).

**Stop vehicles parking on Dingle pavement (7 agree, 2 disagree).** Other comments: parking on pavement dangerous and illegal (3 agree, 0 disagrees) - not everyone has off-road parking, visitors and tradesmen have to be made welcome - right-hand Dingle pavement dangerous for visitors who cannot see drop in the dark (2 agree, 0 disagrees).

**Traffic calming on Hardwick Road (6 agree, 2 disagree).** Other comments: 'gateway' to identify village and reduce speeds (4 agree, 0 disagrees) - zebra crossing by Toll Cottage (2 agree, 0 disagrees) - extend 30mph (1 agrees, 1 disagrees) - Hardwick Rd resurfaced but has left large puddles that are menace to pedestrians and properties (5 agree, 0 disagrees)..

**Hereford Council short of money, we in Cusop have no hope (5 agree, 0 disagrees).** Other comments: petition the Council and claim for vehicle damage.

**Put back traffic mirror near old parish room (5 agree, 0 disagrees).** Other comments: mirrors are illegal (1 disagrees).

**Village map at start of road showing all the house names (3 agree, 4 disagree).** Other comments: houses should display their name or number (3 agree, 0 disagrees).

**Cycle lanes to protect cyclists (2 agree, 0 disagrees).**

**Road sign with name 'Dingle Road' at start of Dingle (1 agrees, 5 disagree).**

**Estate agent signs should not be allowed - can rely on websites now (1 agrees, 9 disagree).** Other comments: signs of limited size so hardly a problem - can't see websites in car.

**More frequent bus services (1 agrees, 0 disagrees).** Other comment: would help those looking for work outside Hay - [by photo of Lower Mead bus shelter] brilliant - more like this - yes but who pays (2 agree).

## 10. COMMUNITY FACILITIES

Hay provides most of our facilities, but we have some of our own (eg the playing field and village hall). Should we keep them, or even expand them? Do we need any other new facilities of our own? more public green spaces? allotments?

**Don't need any more (9 agree, 0 disagrees).** Other comments: about right for population as it is (1 agrees).

**New bigger playing field next to village hall (6 agree, 5 disagree).** Other comments: few/no kids near village hall + how to explain to Heritage Lottery Fund - current playing field too small to play football (1 agrees, 1 disagrees) - big kids can walk to Hay pitches (2 agree, 0 disagrees) - a new village green below village hall?

**Cusop Churchyard wonderful space for everyone to enjoy (6 agree, 2 disagree).**

**Conservatory on the end of the village hall (5 agree, 1 disagrees).** Other comments: plus a gardening club (1 agrees) - larger room on village hall: good hiring opportunities now community centre closed (2 agree, 1 disagrees) - who will work to raise money for these?

**Community cafe + meeting/social place / somewhere to drop in and chat at village hall (3 agree, 1 disagrees).** Other comments: who will organise / run it?

**[by photo of walks noticeboard] - info well out-of-date and needs to be changed (3 agree, 0 disagrees) -** unable to open because of broken lock which will be repaired.

## 11. PUBLIC SERVICES & UTILITIES

Are you happy with the police? health service? schools? rubbish collection? the utilities (water, electricity and gas, post and phones)?

**Rubbish collection and recycling great (21 agree, 0 disagree).** Other comments: much better than Powys system with lots of boxes (5 agree, 0 disagree).

**Co-op recycling facility excellent (8 agree, 0 disagrees).**

**Police response time lousy (3 agree, 0 disagrees).** Other comments: get police commissioner to Cusop to talk about the issues.



## 12. THE LOCAL ECONOMY

Most local jobs and business are in Hay. Should Cusop tie in with Hay's needs? Or should we encourage distinct rural businesses of our own, eg tourism, food and agriculture, environmental work? Or should we just let the market decide?

**How about a nursing home (5 agree, 2 disagree).** Other comments: Hay already has Cartref, careful assessment needed before considering another one (2 agree, 0 disagrees) - competition - retirees may bring employment too!

**Jobs for the young imply some kind of development, in Coop region? small tech firms? (4 agree, 0 disagrees).** Other comments: think, where are jobs for the young? concentrate on retired persons who want smaller homes and on Newport St area - jobs in Brecon and Hereford, commuting by bus OK - no need necessarily to concentrate on the elderly.

**Diversification could prevent imbalance, like too much "tourism" (4 agree, 0 Disagrees).**

**Work with Hay (2 agree, 0 disagrees).** Other comments: how? different country now, their choice.

**Village shop (0 agrees, 9 disagree).** Other comments: Yes, the Co-op!

### 13. LAND FOR BUSINESS

There is already land set aside for business along Newport St: is this enough or do we need more? If more, what sort - for large businesses or small? for workshops or offices? or storage? or shops? on Newport St or somewhere else in Cusop? Or should we encourage more home-working and home/workshops?

**Make more land available for (medium) business (6 agree, 0 disagrees).** Other comments: to encourage job opportunities for the young / make use of local labour -should not be too restrictive on small businesses in Cusop: it used to be a busy industrial place.

**More small units and offices to attract companies and jobs into the area (5 agree, 0 disagrees).** Other comments: with affordable rents for start-up businesses - in the Co-op area - small businesses could provide jobs for the young - and poach from Hay too - small business possibly home-working means more traffic (3 agree, 1 disagrees).

**Development corridor and link road from Lower Mead to bottom of Nantyglassdwr Lane (3 agree, 8 disagree).** Other comments: the Dingle Field is too attractive to build on (3 agree, 0 disagrees) - not suitable for large vehicles.

#### 14. FACILITIES FOR BUSINESS

What matters most for local businesses - faster broadband? better roads? what else? Can we do more to encourage new jobs in Cusop?

**Herefordshire broadband very slow and expensive - makes working from home more difficult (5 agree, 0 disagrees).** Other comments: is this true in Cusop? I get 6-7Mbps (4 agree, 0 disagrees) - comes from Hay exchange - need cheap SDSL with faster UP-speeds for home-working - working from home ideal in Cusop (1 disagrees) - but makes more traffic on narrow roads.

**Business hub for homeworkers with internet and hot-desking (3 agrees, 0 disagrees).** Other comments: facility already exists in Hay and works - ask locals with experience to act as advisors/mentors in a 'business club'.

## APPENDIX 2

### RESIDENTS' QUESTIONNAIRE REPORT WITH TWO APPENDICES

# **Cusop Parish Development Plan**

## **Residents Questionnaire Report**

**Issue 1.2**

**Prepared by Max Bassett, Data Orchard CIC  
June 2014**

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## Introduction

The purpose of the Parish Development Plan is to allow residents to identify the kind of parish that they want in Cusop over the next 18 years and to influence the way the Parish changes to meet the needs of the current and future community.

A questionnaire was developed covering issues raised at a Drop-in Event in the summer of 2013. Results will go towards formulating a policy to be voted on at a referendum which if passed will become planning law in Cusop. There are also a number of questions that further the Parish Plan undertaken some years ago.

This report presents the basic results from the questionnaire which was conducted during April 2014. The report has been independently produced by Data Orchard CIC<sup>1</sup>, commissioned by the Cusop Parish Council, **and based directly on the residents’ responses to the distributed questionnaires.**

## Version history

Issue 1.0 – Report to the Cusop Parish Development Plan Steering Group

Issue 1.1 – Including extra analysis for question 3 specifically about Thirty Acres and for questions 11,12 and 14 in Business/Employment

Issue 1.2 – Additional analysis agreed and corrections to name of Development Group made

## Presentation of results

This report presents the results of the survey mainly in the form of tables and charts. For the most part the base for each question is the total number of respondents who answered that question. However, if 10% **of the total survey respondents didn’t answer a particular question that is applicable to everyone, the base for that question is considered as the ‘total survey respondents’.** For those questions where a substantial proportion have not answered, it is considered that using the total survey respondents as the base and showing how many did not answer gives a **more appropriate representation of respondents’ opinions.** In this report, an \* indicates the situations where this has been used.

The tables show the number and percentage of respondents who selected each option. When percentages are presented, they are rounded to the nearest whole number. This may give rise to occasions where the total number of respondents sums to just under or over 100%. Note that if respondents could select more than one answer to a particular question, the percentages may add up to more than 100%.

## Survey methodology

Prior to the survey, a Drop-in Event was held in the summer of 2013, which led to the development of the questionnaire. Volunteers from the parish knocked on the doors of all dwellings in the parish, and gave over enough questionnaires for each individual aged 16 years and over to complete. Residents were also asked to seal their completed questionnaires inside an envelope provided by the distributor. Volunteers were unable to make contact with the occupants of approximately 10 dwellings.

Residents were given at least two weeks to complete the questionnaire before volunteers collected the sealed envelopes. Completed questionnaires were collected by early May 2014.

A copy of the survey can be found in Appendix 1.

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<sup>1</sup> Data Orchard C.I.C. (company number 08674626) is a community interest company limited by guarantee.

## Results

### Response to the survey

According to the 2011 Census, the total number of people aged 16 and over, usually resident in the group parish on 27th March 2011 was 307<sup>2</sup>. Based on this census figure, responses have been received from 79% of residents aged 16 years and over.

**Residents who responded to the questionnaire**  
**Number**

**247**

#### Census 2011 Resident population aged 16 and over

Number in parish	% of population responding
307	79%

### The survey was divided into the following main sections:

- Housing
- Infrastructure
- Business/employment
- Environment
- Personal information

### Housing

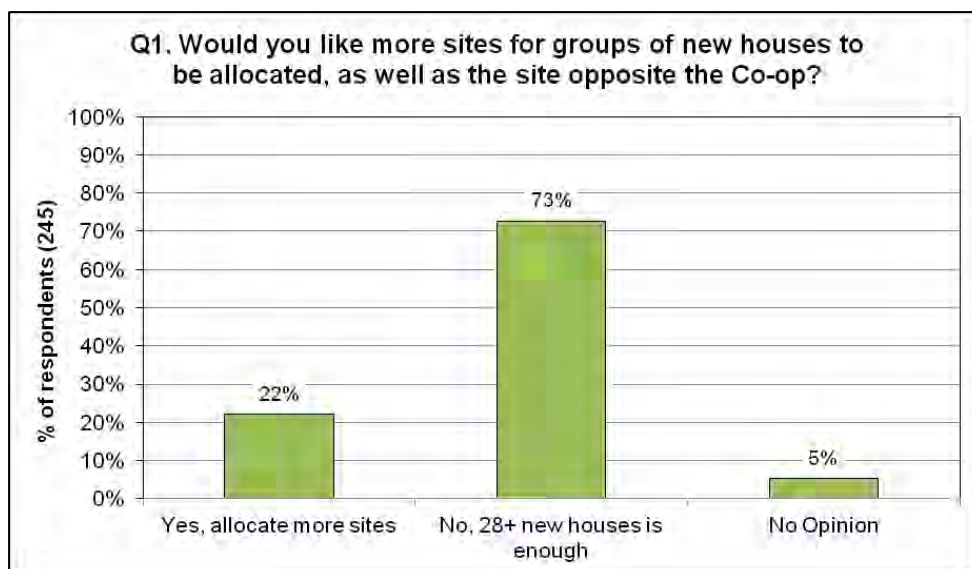
#### Numbers of New Houses

**Q1. Would you like more sites for groups of new houses to be allocated, as well as the site opposite the Co-op?** *(Tick one box only)*

Q1. Nos. & Percentages	No.	%
Yes, allocate more sites	54	22%
No, 28+ new houses is enough	178	73%
No Opinion	13	5%
<b>Total respondents</b>	<b>245</b>	<b>100%</b>
<i>Not answered</i>	<i>2</i>	

<sup>2</sup> Table KS102EW - Age structure. ONS Crown Copyright Reserved [from Nomis on 13<sup>th</sup> June 2014]





**Additional comments:**

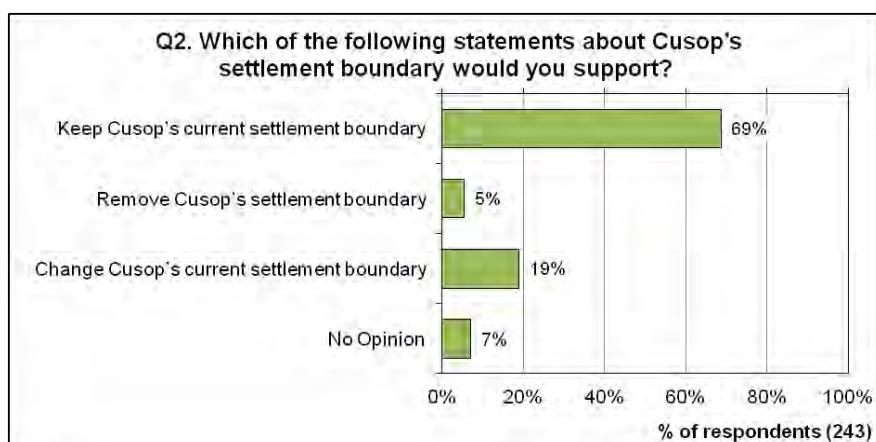
1.1. One only

1.2. Why groups? We do not need Brookside type developments with uniform houses

**Q2. Which of the following statements about Cusop’s settlement boundary would you support?**

*(Tick one box only)*

Q2. Nos. & Percentages	No.	%
Keep Cusop’s current settlement boundary	167	69%
Remove Cusop’s settlement boundary	13	5%
Change Cusop’s current settlement boundary	46	19%
No Opinion	17	7%
<b>Total respondents</b>	<b>243</b>	<b>100%</b>
<i>Not answered</i>	4	



**Additional comment:**

2.1. Have no build areas defined PLUS green infrastructure

### Q3. If you have ticked "Change Cusop's current settlement boundary" above, please provide more details below.

I would like to see the current settlement boundary *extended*: 41 comments were made  
 I would like to see the current settlement boundary *reduced*: 2 comments were made

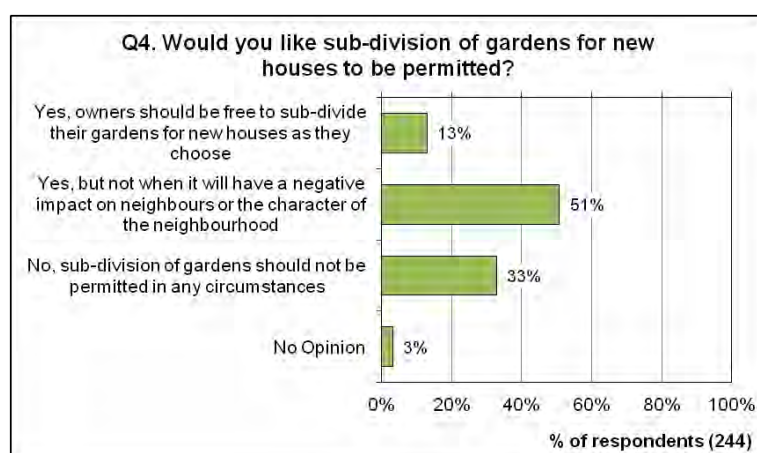
See full list of comments in Appendix 2.

The Development Plan Project Group noted that the commonest suggestion for extending the boundary was to include Thirty Acres and asked for further analysis of this. 41 comments were made about having the current settlement boundary extended - nine of which specified that Thirty Acres should be included, the majority of which were made by residents who lived outside of Thirty Acres themselves. See table 3 below.

Table 3. Q3. Please specify where to extend:	Q24. Where in the parish do you live?
Include 30 acres and the anomaly south of Hardwicke Road	Hardwicke Road and side roads
Also Thirty Acres to be included. Also village hall and church included.	Hardwicke Road and side roads
30 Acres etc towards Mouse Castle. Nant-y-glasdwr Lane	Lower Dingle (as far as Church Rd junction)
30 Acres	Lower Dingle (as far as Church Rd junction)
To make whole look more "sensible". Currently the boundary excludes odd bits. It should include '30 Acres'	Lower Dingle (as far as Church Rd junction)
Thirty Acres, around the Dingle (upper)	Lower Dingle (as far as Church Rd junction)
To include Thirty Acres	Thirty Acres + near the Church
Add Thirty Acres and houses on Nant-y-glasdwr Lane	Upper Dingle (beyond Church Rd junction)
Connect both boundaries and add Thirty Acres & Hardwicke Road.	Upper Dingle (beyond Church Rd junction)

### Q4. Would you like sub-division of gardens for new houses to be permitted?

(Tick one box only)



Q4. Nos. & Percentages	No.	%
Yes, owners should be free to sub-divide their gardens for new houses as they choose	32	13%
Yes, but not when it will have a negative impact on neighbours or the character of the neighbourhood	124	51%
No, sub-division of gardens should not be permitted in any circumstances	80	33%

No Opinion	8	3%
<b>Total respondents</b>	<b>244</b>	<b>100%</b>
<i>Not answered</i>	<i>3</i>	

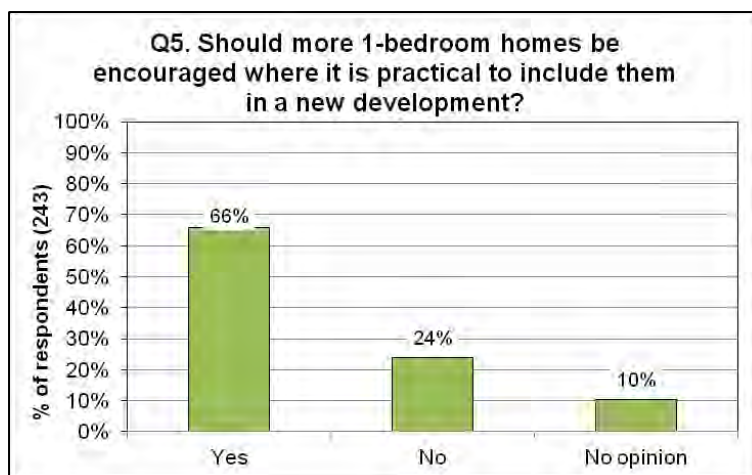
**Additional comment:**

4.1. In particular *named individual* should be allowed a new proper house on their plot.

## Sizes of Houses

### Q5. Should more 1-bedroom homes be encouraged where it is practical to include them in a new development?

Q5. Nos. & Percentages	No.	%
Yes	160	66%
No	58	24%
No opinion	25	10%
<b>Total respondents</b>	<b>243</b>	<b>100%</b>
<i>Not answered</i>	<i>4</i>	

**Additional comment:**

- 5.1. But a very limited number, and quite upmarket in construction, if they are needed. However I think that there is enough small houses inside Hay & outside/the outskirts should be reserved for 3/4 bed occupation.
- 5.2. 2 bedroom yes. Older people like to have family members to stay
- 5.3. Modern developments which include 1 bedroom homes tend to be very small & pokey. 1 bedroom homes need to be very well designed not left to mass developers
- 5.4. Underlined the word 'practical' in the question, and added comment 'this sounds like a 'get out' clause for any development. 1 bedroom homes have less visual impact'

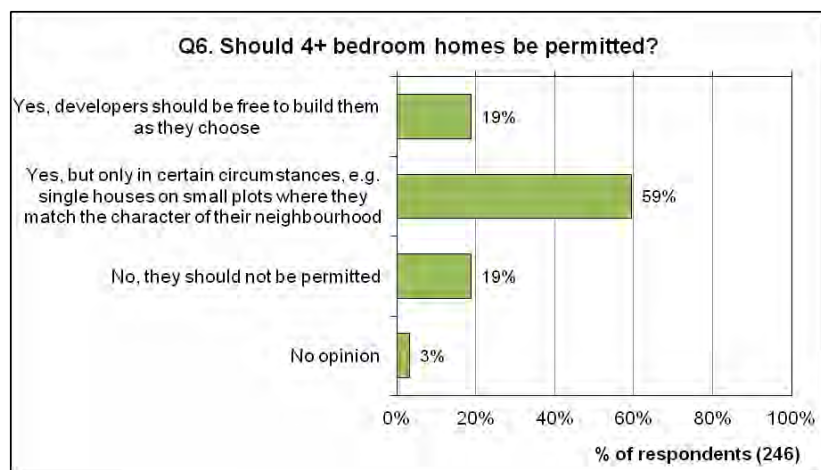
### Q6. Should 4+ bedroom homes be permitted?

(Tick one box only)

Q6. Nos. & Percentages	No.	%
Yes, developers should be free to build them as they choose	46	19%
Yes, but only in certain circumstances, e.g. single houses on small plots where they match the character of their neighbourhood	146	59%
No, they should not be permitted	46	19%
No opinion	8	3%
<b>Total respondents</b>	<b>246</b>	<b>100%</b>
<i>Not answered</i>	<i>1</i>	

**Additional comment:**

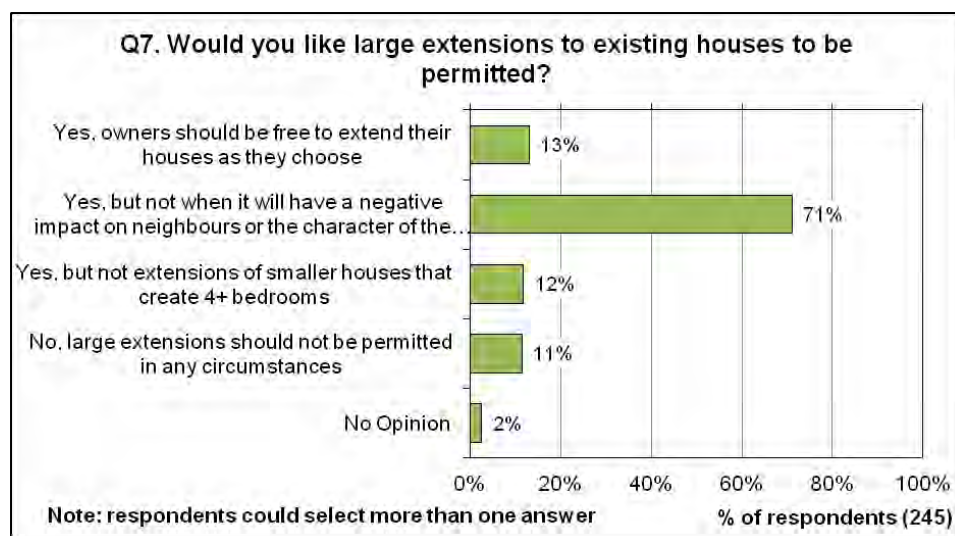
- 6.1. All different and unique, not all similar, as in a "development"
- 6.2. 4+ bedroom houses may have large gardens, but should not be "favoured" unless meeting high ecological standards



### Q7. Would you like large extensions to existing houses to be permitted?

(Tick all that you support)

Q7. Nos. & Percentages	No.	%
Yes, owners should be free to extend their houses as they choose	32	13%
Yes, but not when it will have a negative impact on neighbours or the character of the neighbourhood	174	71%
Yes, but not extensions of smaller houses that create 4+ bedrooms	29	12%
No, large extensions should not be permitted in any circumstances	28	11%
No Opinion	6	2%
<b>Total respondents</b>	<b>245</b>	<b>100%</b>
<i>Not answered</i>	2	



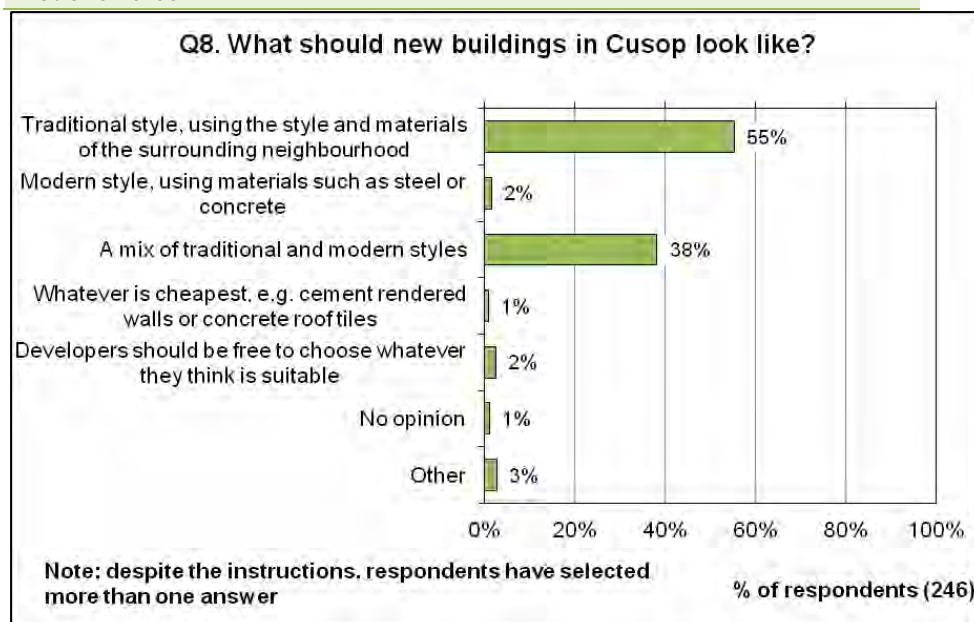
## Design of new buildings

### Q8. What should new buildings in Cusop look like?:

(Tick one box only) NB: Despite the instructions, a few respondents have selected more than one answer, all of which were included.

Q8. Nos. & Percentages	No.	%
------------------------	-----	---

Traditional style, using the style and materials of the surrounding neighbourhood	136	55%
Modern style, using materials such as steel or concrete	4	2%
A mix of traditional and modern styles	94	38%
Whatever is cheapest, e.g. cement rendered walls or concrete roof tiles	2	1%
Developers should be free to choose whatever they think is suitable	6	2%
No opinion	3	1%
Other	7	3%
<b>Total respondents</b>	<b>246</b>	<b>100%</b>
<i>Not answered</i>	<i>1</i>	



### Other, please specify:

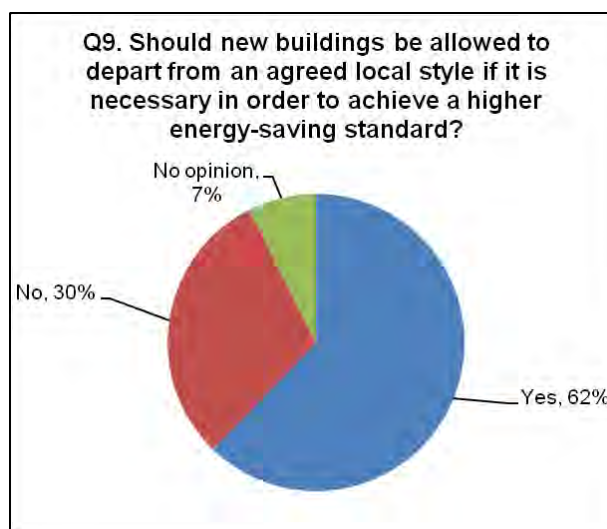
*7 comments were made*

- 8.1. All different not rows of "look alikes" or terraces. Each home should have a garden, however small. We do live in the country, after all! Added comment to ticked option ' but **also when it matches surrounds'** But '**no**' against the two options Whatever is Cheapest... and Developers should be free..
- 8.2. Depends on setting - ultra modern fine for a stand-alone house but otherwise I'd prefer new-builds to be in keeping
- 8.3. Eco-building can be very similar in character as well as much cheaper to build
- 8.4. Good to showcase truly sustainable builds such as Passivhaus + more timber
- 8.5. If possible combining local vernacular with energy efficiency to Passivhaus standards
- 8.6. It would be lovely to see some innovative, architect designed homes built, rather than red brick modern homes or pseudo traditional ones
- 8.7. Matching local style but strong emphasis on 'eco' i.e. energy efficient etc
- 8.8. Special attention should be made to sustainability and energy efficiency.

**Q9. Some 'eco-designs' need to use different styles or materials. Should new buildings be allowed to depart from an agreed local style if it is necessary in order to achieve a higher energy-saving standard?**



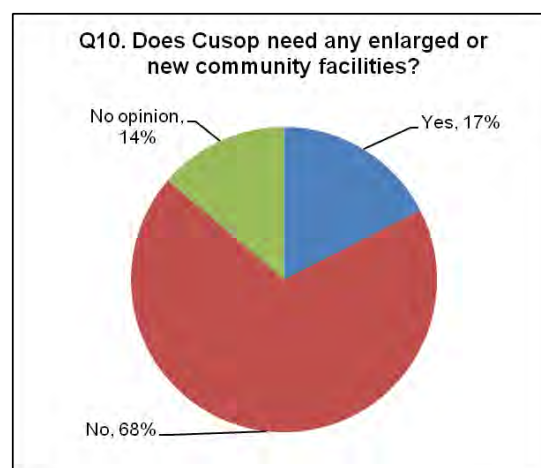
Q9. Nos. & Percentages	No.	%
Yes	150	62%
No	73	30%
No opinion	18	7%
<b>Total respondents</b>	<b>241</b>	<b>100%</b>
<i>Not answered</i>	<i>6</i>	



## Infrastructure

**Q10. We already have a village hall, a children's playground, and the Church and churchyard. And of course there are many other facilities nearby in Hay. Does Cusop need any enlarged or new community facilities?**

Q10. Nos. & Percentages	No.	%
Yes	42	17%
No	165	68%
No opinion	33	14%
<b>Total respondents</b>	<b>240</b>	<b>100%</b>
<i>Not answered</i>	<i>7</i>	



If yes, please state what is needed and why:

*41 comments were made*

See full list of comments in Appendix 2.

## Business/employment

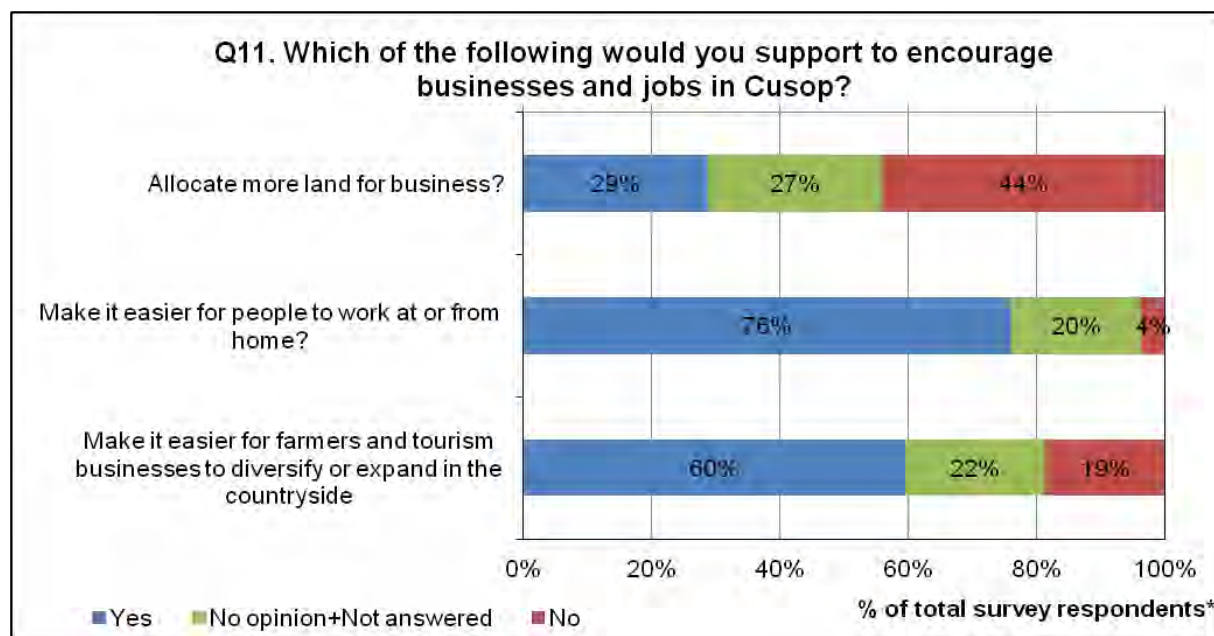
**Q11. Which of the following would you support to encourage businesses and jobs in Cusop?**

*(Tick one box per row)*

Q11. Numbers	Yes	No	No opinion	Total respondents	<i>Not answered</i>	Base*
Allocate more land for business?	71	109	34	<b>214</b>	<i>33</i>	247
Make it easier for people to work at or from home?	188	9	22	<b>219</b>	<i>28</i>	247
Make it easier for farmers and tourism businesses to diversify or expand in the countryside	147	46	26	<b>219</b>	<i>28</i>	247
Other	7	10	0	<b>17</b>	<i>230</i>	247

\* Note: Base is total number who answered the questionnaire (247)

Q11. Percentages*	Yes	No	No opinion	<b>Total respondents</b>	<i>Not answered</i>	Base*
Allocate more land for business?	29%	44%	14%	<b>87%</b>	13%	100%
Make it easier for people to work at or from home?	76%	4%	9%	<b>89%</b>	11%	100%
Make it easier for farmers and tourism businesses to diversify or expand in the countryside	60%	19%	11%	<b>89%</b>	11%	100%



Other, please specify:

*12 comments were made*

See full list of comments in Appendix 2.

In order to understand demand for business options on offer, the Development Plan Project **Group** was specifically interested in views from respondents who were employed and self employed.

For cross tabulations with this relatively small sample size of 120 respondents (by Employed full-time, Employed part-time and Self-employed) only differences over 10 percentage points or more are highlighted (in dark green).

Summary of Question 11 by employment status

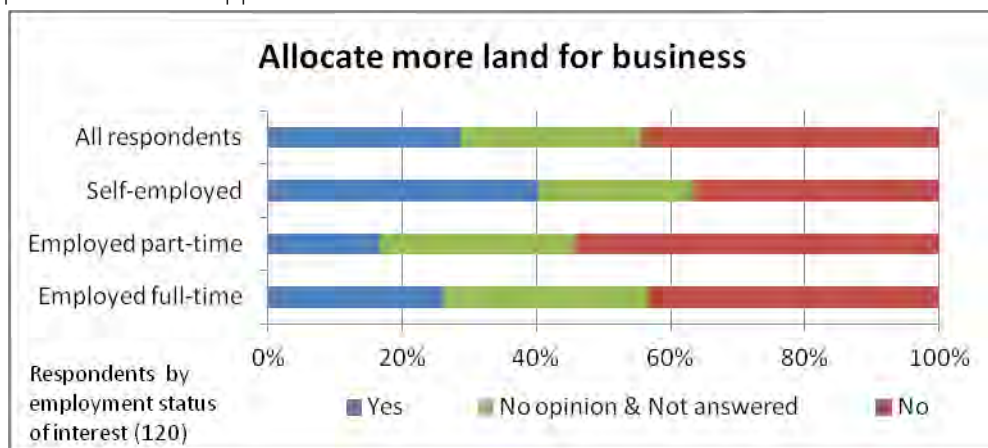
### Allocate more land for Development

Q11a. <b>Allocate more land for business - Numbers</b>	Yes	No	No opinion	Not answered	Total respondents
Employed full-time	12	20	11	3	46
Employed part-time	4	13	5	2	24
Self-employed	21	19	6	6	52
Unemployed and looking for work	2	1	0	0	3
<b>All respondents</b>	<b>71</b>	<b>109</b>	<b>34</b>	<b>33</b>	<b>247</b>

**Q11a. Allocate more land for business - Percentages**

	Yes	No	No opinion	Not answered
Employed full-time	26%	43%	24%	7%
Employed part-time	17%	54%	21%	8%
Self-employed	40%		12%	12%
<b>All respondents</b>	<b>29%</b>	<b>44%</b>	<b>14%</b>	<b>13%</b>

A higher proportion of respondents who were self employed supported more land being allocated for business compared to all respondents, whereas there was a lower proportion of those who were employed part-time who supported this.



**Make it easier for people to work at or from home**

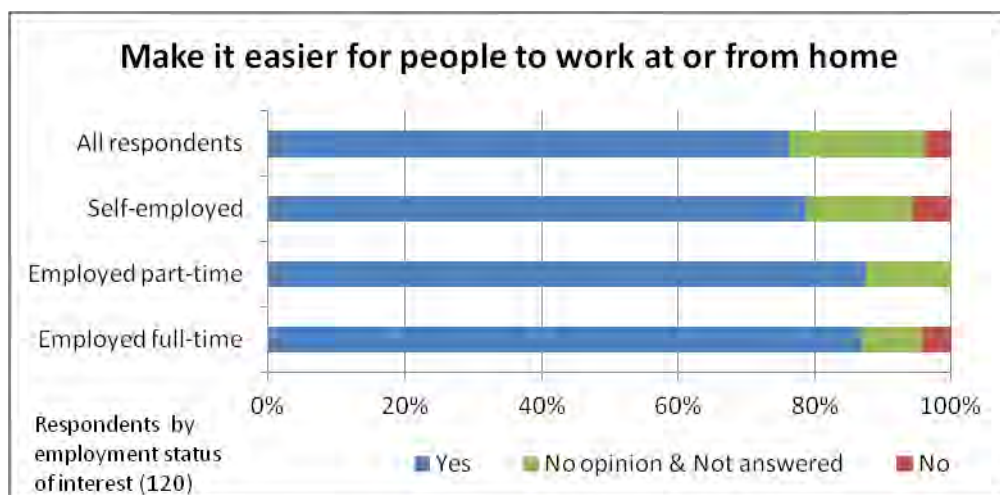
**Q11b. Make it easier for people to work at or from home- Numbers**

	Yes	No	No opinion	Not answered	Total respondents
Employed full-time	40	2	2	2	46
Employed part-time	21	0	3	0	24
Self-employed	41	3	3	5	52
Unemployed and looking for work	2	0	1	0	3
<b>All respondents</b>	<b>188</b>	<b>9</b>	<b>22</b>	<b>28</b>	<b>247</b>

**Q11b. Make it easier for people to work at or from home - Percentages**

	Yes	No	No opinion	Not answered
Employed full-time	87%	4%	4%	4%
Employed part-time	88%	0%	13%	0%
Self-employed	79%	6%	6%	10%
<b>All respondents</b>	<b>76%</b>	<b>4%</b>	<b>9%</b>	<b>11%</b>



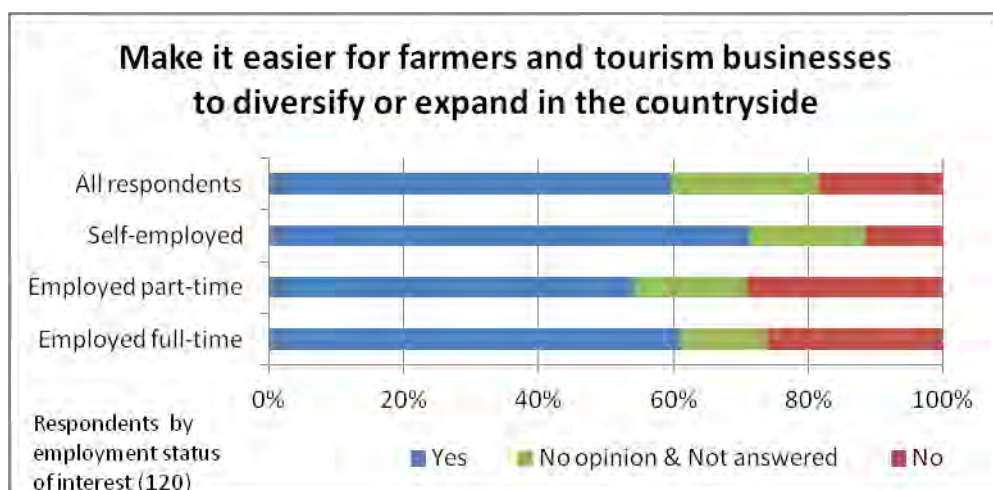


Respondents who were employed both full- and part-time were more in support of making it easier for people to work at or from home than respondents overall.

### Make it easier for farmers and tourism businesses to diversify or expand in the countryside

Q11c. <b>Make it easier for farmers and tourism businesses to diversify or expand in the countryside - Numbers</b>	Yes	No	No opinion	Not answered	Total respondents
Employed full-time	40	2	2	2	46
Employed part-time	21	0	3	0	24
Self-employed	41	3	3	5	52
Unemployed and looking for work	2	0	1	0	3
<b>All respondents</b>	<b>188</b>	<b>9</b>	<b>22</b>	<b>28</b>	<b>247</b>

Q11c. <b>Make it easier for farmers and tourism businesses to diversify or expand in the countryside - Percentages</b>	Yes	No	No opinion	Not answered
Employed full-time	61%	26%	4%	9%
Employed part-time	54%	29%	8%	8%
Self-employed	71%	12%	6%	
<b>All respondents</b>	<b>60%</b>	<b>19%</b>	<b>11%</b>	<b>11%</b>



A higher proportion of respondents who were self-employed would support making it easier for farmers and tourism businesses to diversify or expand in the countryside compared to all respondents.

**Other please specify**

Self-employed	The river frontage needs to be developed for canoeing & restaurants etc for tourists to leave their money with us locally - again, high ceilinged halls for studio space/carpentry would be nice. Comment against Allocate more land option 'not dirty/industrial more shops'
Self-employed	Make it easier for people to work at/from home providing it does not involve increased noise or traffic
Self-employed	Set up local small business network to pool resources and expertise
Self-employed	Any expansion of business needs to consider impact on residential areas, e.g. through noise
Employed part-time	Better broadband - currently totally inadequate.

## Land for business

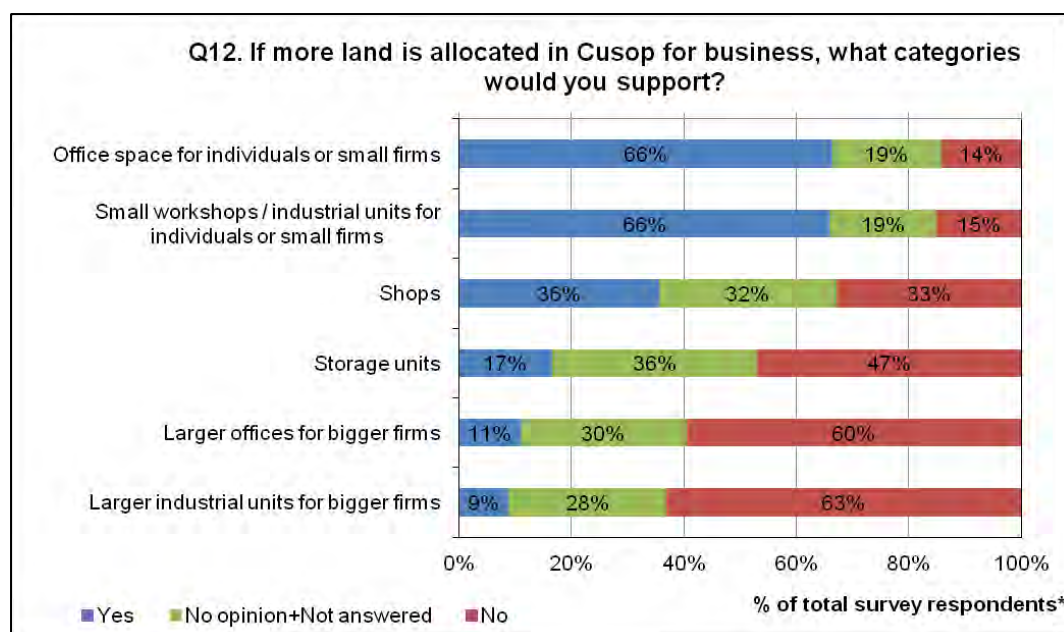
### Q12. If more land is allocated in Cusop for business, what categories would you support?

(Tick one box per row)

Q12. Numbers	Yes	No	No opinion	Total respondents	Not answered	Base*
Office space for individuals or small firms	164	35	23	<b>222</b>	25	247
Larger offices for bigger firms	27	147	29	<b>203</b>	44	247
Small workshops / industrial units for individuals or small firms	163	37	23	<b>223</b>	24	247
Larger industrial units for bigger firms	22	156	28	<b>206</b>	41	247
Storage units	41	116	44	<b>201</b>	46	247
Shops	88	81	38	<b>207</b>	40	247
Other	4	9	0	<b>13</b>	234	247

\* Note: Base is total number who answered the questionnaire (247)

Q12. Percentages*	Yes	No	No opinion	Total respondents	Not answered	Base*
Office space for individuals or small firms	66%	14%	9%	<b>90%</b>	10%	100%
Larger offices for bigger firms	11%	60%	12%	<b>82%</b>	18%	100%
Small workshops / industrial units for individuals or small firms	66%	15%	9%	<b>90%</b>	10%	100%
Larger industrial units for bigger firms	9%	63%	11%	<b>83%</b>	17%	100%
Storage units	17%	47%	18%	<b>81%</b>	19%	100%
Shops	36%	33%	15%	<b>84%</b>	16%	100%



#### Other, please specify:

- 12.1. Added comment to 'shop' option '-little e.g. veg or whole food or craft'
- 12.2. Land for a public house
- 12.3. Restaurants/food, drycleaners/shoe repairs, open air space for outdoor performers like an amphitheatre available to all. Cinemas. Entertainment Ballet/theatre. Hay Tourist Centre is not adequate enlarge or replace! Comment against Larger industrial units option 'NO big firms in Cusop'
- 12.4. Small business clusters
- 12.5. Specified 'small' against storage units option

In order to understand demand for land for business options, the Development Plan Project Group was specifically interested in views from respondents who were employed and self employed.

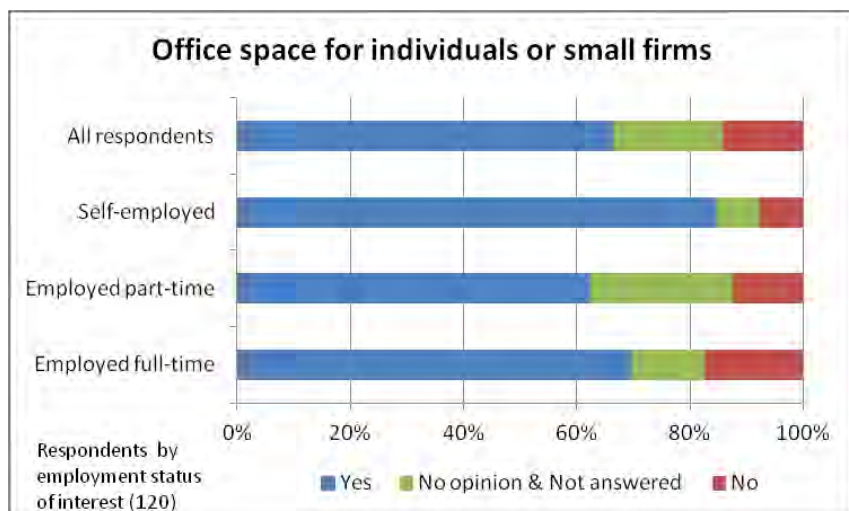
For cross tabulations with this relatively small sample size of 120 respondents (by Employed full-time, Employed part-time and Self-employed) only differences over 10 percentage points or more are highlighted (in dark green).

Summary of Question 12 by employment status

### Office space for individuals or small firms

Q12a. Office space for individuals or small firms - Numbers	Yes	No	No opinion	Not answered	Total respondents
Employed full-time	32	8	4	2	46
Employed part-time	15	3	3	3	24
Self-employed	44	4	2	2	52
Unemployed and looking for work	2	1	0	0	3
<b>All respondents</b>	<b>164</b>	<b>35</b>	<b>23</b>	<b>25</b>	<b>247</b>

Q12a. Office space for individuals or small firms - Percentages	Yes	No	No opinion	Not answered
Employed full-time	70%	17%	9%	4%
Employed part-time	63%	13%	13%	13%
Self-employed	85%		4%	4%
<b>All respondents</b>	<b>66%</b>	<b>14%</b>	<b>9%</b>	<b>10%</b>



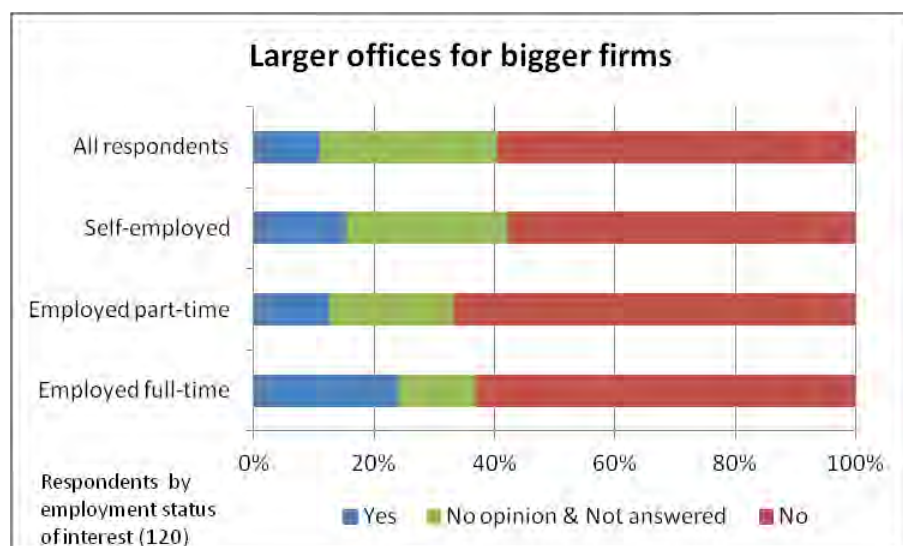
A higher proportion of respondents who were self-employed would support land allocated for office space for individuals or small firms compared to all respondents.

### Larger offices for bigger firms

Q12b. Larger offices for bigger firms - Numbers	Yes	No	No opinion	Not answered	Total respondents
Employed full-time	11	29	2	4	46
Employed part-time	3	16	2	3	24
Self-employed	8	30	4	10	52
Unemployed and looking for work	1	1	1	0	3
<b>All respondents</b>	<b>27</b>	<b>147</b>	<b>29</b>	<b>44</b>	<b>247</b>

Q12b. <b>Larger offices for bigger firms - Percentages</b>	Yes	No	No opinion	Not answered
Employed full-time	24%	63%	4%	9%
Employed part-time	13%	67%	8%	13%
Self-employed	15%	58%	8%	19%
<b>All respondents</b>	<b>11%</b>	<b>60%</b>	<b>12%</b>	<b>18%</b>

A higher proportion of respondents who were employed full-time would support land allocated for larger offices for bigger firms compared to all respondents.



### Small workshops / industrial units for individuals or small firms

Q12c. <b>Small workshops / industrial units for individuals or small firms - Numbers</b>	Yes	No	No opinion	Not answered	Total respondents
Employed full-time	32	10	2	2	46
Employed part-time	16	4	2	2	24
Self-employed	42	5	1	4	52
Unemployed and looking for work	1	1	1	0	3
<b>All respondents</b>	<b>163</b>	<b>37</b>	<b>23</b>	<b>24</b>	<b>247</b>

Q12c. <b>Small workshops / industrial units for individuals or small firms - Percentages</b>	Yes	No	No opinion	Not answered
Employed full-time	70%	22%	4%	4%
Employed part-time	67%	17%	8%	8%
Self-employed	81%	10%	2%	8%
<b>All respondents</b>	<b>66%</b>	<b>15%</b>	<b>9%</b>	<b>10%</b>

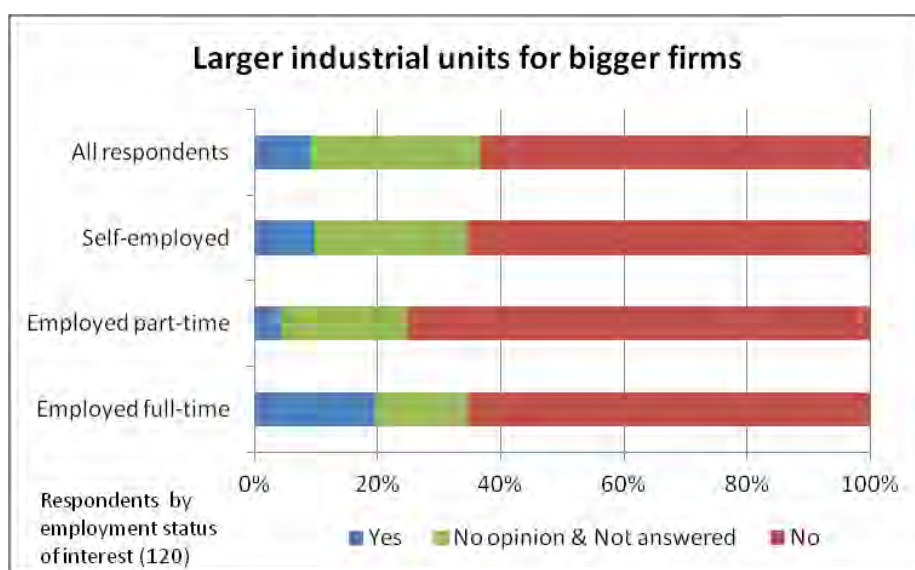
There was proportionately more support for land to be allocated for small workshops / industrial units from respondents who were self-employed compared to all respondents.



### Larger industrial units for bigger firms

Q12d. <b>Larger industrial units for bigger firms - Numbers</b>	Yes	No	No opinion	Not answered	Total respondents
Employed full-time	9	30	3	4	46
Employed part-time	1	18	2	3	24
Self-employed	5	34	5	8	52
Unemployed and looking for work	0	2	1	0	3
<b>All respondents</b>	<b>22</b>	<b>156</b>	<b>28</b>	<b>41</b>	<b>247</b>

Q12d. <b>Larger industrial units for bigger firms - Percentages</b>	Yes	No	No opinion	Not answered
Employed full-time	20%	65%	7%	9%
Employed part-time	4%	75%	8%	13%
Self-employed	10%	65%		15%
<b>All respondents</b>	<b>9%</b>	<b>63%</b>	<b>11%</b>	<b>17%</b>



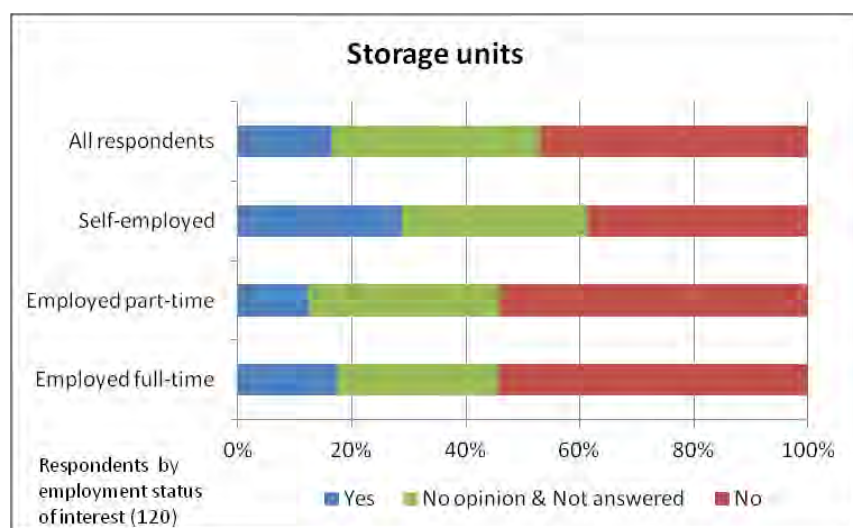
A higher proportion of respondents who were employed full-time would support land allocated for larger industrial units for bigger firms compared to all respondents, whilst there was a higher proportion of those who were employed part-time that would not support land for this use.



## Storage units

Q12e. <b>Storage units - Numbers</b>	Yes	No	No opinion	Not answered	Total respondents
Employed full-time	8	25	6	7	46
Employed part-time	3	13	5	3	24
Self-employed	15	20	9	8	52
Unemployed and looking for work	0	1	2	0	3
<b>All respondents</b>	<b>41</b>	<b>116</b>	<b>44</b>	<b>46</b>	<b>247</b>

Q12e. <b>Storage units - Percentages</b>	Yes	No	No opinion	Not answered
Employed full-time	17%	54%	13%	15%
Employed part-time	13%	54%	21%	13%
Self-employed	29%	38%	17%	15%
<b>All respondents</b>	<b>17%</b>	<b>47%</b>	<b>18%</b>	<b>19%</b>



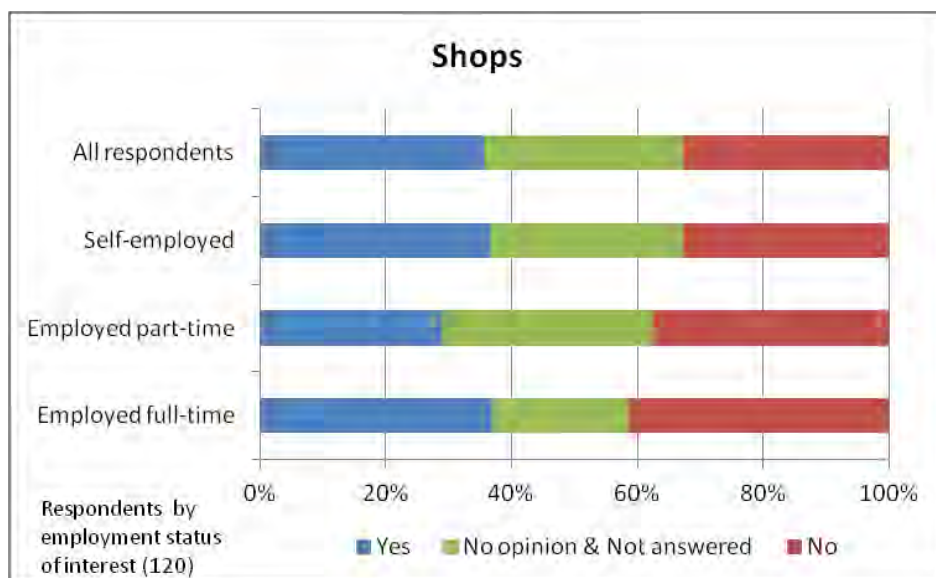
A higher proportion of self-employed respondents would support land allocated for storage units compared to all respondents.

## Shops

Q12f. <b>Shops - Numbers</b>	Yes	No	No opinion	Not answered	Total respondents
Employed full-time	17	19	3	7	46
Employed part-time	7	9	5	3	24
Self-employed	19	17	8	8	52
Unemployed and looking for work	2	1	0	0	3
<b>All respondents</b>	<b>88</b>	<b>81</b>	<b>38</b>	<b>40</b>	<b>247</b>

Q12f. <b>Shops - Percentages</b>	Yes	No	No opinion	Not answered
Employed full-time	37%	41%	7%	15%
Employed part-time	29%	38%	21%	13%
Self-employed	37%	33%	15%	15%
<b>All respondents</b>	<b>36%</b>	<b>33%</b>	<b>15%</b>	<b>16%</b>

There were no significant differences between different employment statuses and all respondents.



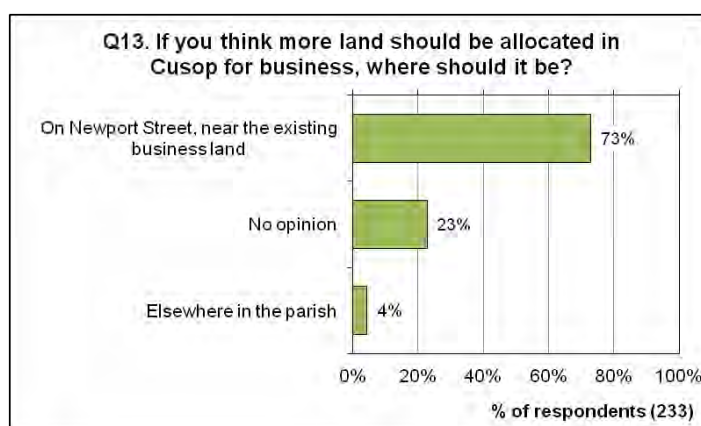
### Other please specify

Self-employed	Restaurants/food, drycleaners/shoe repairs, open air space for outdoor performers like an amphitheatre available to all. Cinemas. Entertainment Ballet/theatre Hay Tourist Centre is not adequate enlarge or replace! Comment against Larger industrial units option 'NO big firms in Cusop'
Self-employed	Starter units for embryonic businesses with good services + connectivity - possibly a cluster or community

### Q13. If you think more land should be allocated in Cusop for business, where should it be?:

(Tick one box only)

Q13. Nos. & Percentages	No.	%
On Newport Street, near the existing business land	170	73%
No opinion	53	23%
Elsewhere in the parish	10	4%
<b>Total respondents</b>	<b>233</b>	<b>100%</b>
<i>Not answered</i>	<i>14</i>	



Elsewhere in the parish - please specify where:

### 8 comments were made

- 13.1. 30 Acres
- 13.2. Around 30 Acres
- 13.3. Dingle Nantyglassdwr Lane
- 13.4. Far side of Hay, near the pill factory: Forest Road; Hardwicke Road towards Hereford/Madley
- 13.5. Hardwicke Road
- 13.6. Hardwicke Road, Nant-y-glassdwr lane, Newport Street
- 13.7. Newport Street Floods Plenty of Land
- 13.8. Opportunity sites



## Working at or from Home

**Q14. In order to make it easier for people to work at or from home, how would you rate the following options?:** *(Tick one box per row)*

Q14. Numbers	Very important	Fairly important	Not important	No opinion	Total respondents	Not answered
Faster / more reliable broadband and mobile phone	200	28	4	3	<b>235</b>	12
Better roads	85	79	60	5	<b>229</b>	18
More frequent postal deliveries	30	81	98	11	<b>220</b>	27
Advice and mentoring for new start-ups	69	90	35	29	<b>223</b>	24
Hub for small businesses e.g. providing photocopying etc.	52	95	60	22	<b>229</b>	18
Other	2	4	0	0	<b>6</b>	241

Q14. Percentages	Very important	Fairly important	Not important	No opinion	Total respondents
Faster / more reliable broadband and mobile phone	85%	12%	2%	1%	100%
Better roads	37%	34%	26%	2%	100%
More frequent postal deliveries	14%	37%	45%	5%	100%
Advice and mentoring for new start-ups	31%	40%	16%	13%	100%
Hub for small businesses e.g. providing photocopying etc.	23%	41%	26%	10%	100%

Other, please specify:

- 14.1. Assistance for people with disabilities.
- 14.2. Broadband is already fast. Better quality roads without potholes
- 14.3. Extensions to houses/work sheds
- 14.4. Facilities for 10 day pop ups during Festival! Comments against postal delivery option: 'Good as is' Comments against Advice & Mentoring: 'Dedicated offices for job/community advice'
- 14.5. Link lower Mead to Nant-y-glasdwr lane as a corridor for development
- 14.6. local forum/network
- 14.7. The hub mentioned above is an excellent idea, I am self-employed and would certainly benefit!

In order to understand what would make it easier for people to work at or from home, the Development Plan Project Group was specifically interested in views from respondents who were employed and self employed.

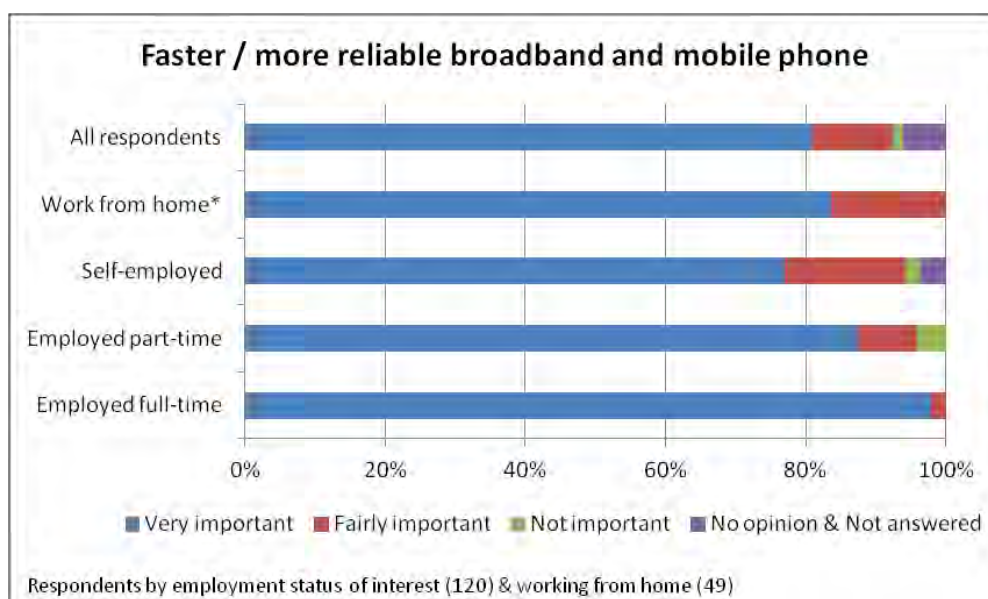
For cross tabulations with this relatively small sample size of 120 respondents (by Employed full-time, Employed part-time and Self-employed) **and 49 who answered 'Working from home' in question 27** only differences over 10 percentage points or more are highlighted (in dark green).

Summary of Question 14 by employment status

**Faster / more reliable broadband and mobile phone**

Q14a. <b>Faster / more reliable broadband and mobile phone - Numbers</b>	Very important	Fairly important	Not important	No opinion	Not answered	Total respondents
Employed full-time	45	1	0	0	0	46
Employed part-time	21	2	1	0	0	24
Self-employed	40	9	1	0	2	52
Unemployed and looking for work	2	1	0	0	0	3
Work from home*	41	8	0	0	0	49
<b>All respondents</b>	<b>200</b>	<b>28</b>	<b>4</b>	<b>3</b>	<b>12</b>	<b>247</b>

Q14a. <b>Faster / more reliable broadband and mobile phone - Percentages</b>	Very important	Fairly important	Not important	No opinion	Not answered
Employed full-time	98%	2%	0%	0%	0%
Employed part-time	88%	8%	4%	0%	0%
Self-employed	77%	17%	2%	0%	4%
Work from home*	84%	16%	0%	0%	0%
<b>All respondents</b>	<b>81%</b>	<b>11%</b>	<b>2%</b>	<b>1%</b>	<b>5%</b>



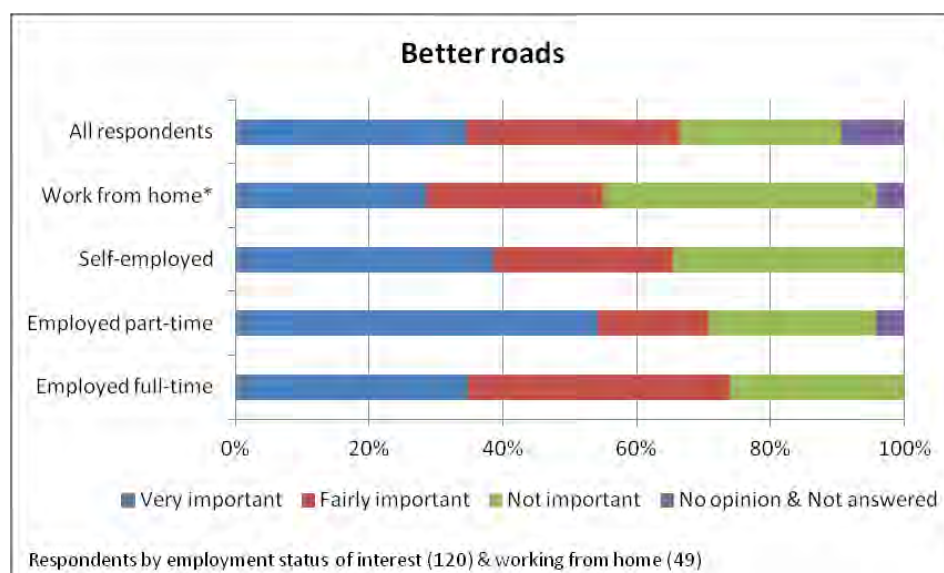
A higher proportion of respondents who are employed full-time felt it was very important to have a faster and more reliable broadband and mobile phone services than all respondents overall.

\* Those respondents who ticked the working from home option in question 27 regardless of their employment status

## Better roads

Q14b. <b>Better roads - Numbers</b>	Very important	Fairly important	Not important	No opinion	Not answered	Total respondents
Employed full-time	16	18	12	0	0	46
Employed part-time	13	4	6	1	0	24
Self-employed	20	14	18	0	0	52
Unemployed and looking for work	0	2	1	0	0	3
Work from home*	14	13	20	0	2	49
<b>All respondents</b>	<b>85</b>	<b>79</b>	<b>60</b>	<b>5</b>	<b>18</b>	<b>247</b>

Q14b. <b>Better roads - Percentages</b>	Very important	Fairly important	Not important	No opinion	Not answered
Employed full-time	35%	39%	26%	0%	0%
Employed part-time	54%	17%	25%	4%	0%
Self-employed	38%	27%	35%	0%	0%
Work from home*	29%	27%	41%	0%	4%
<b>All respondents</b>	<b>34%</b>	<b>32%</b>	<b>24%</b>	<b>2%</b>	<b>7%</b>

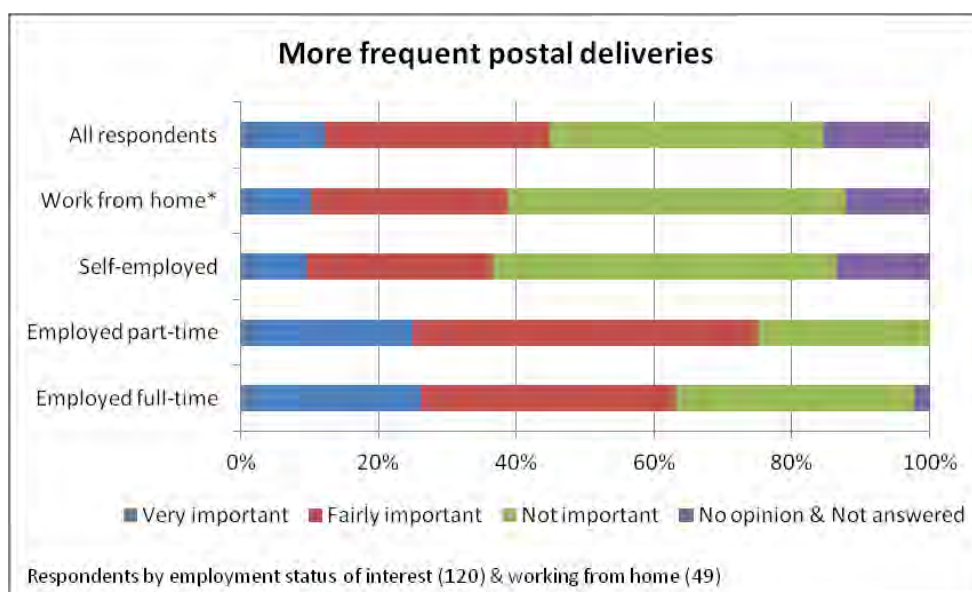


## More frequent postal deliveries

Q14c. <b>More frequent postal deliveries - Numbers</b>	Very important	Fairly important	Not important	No opinion	Not answered	Total respondents
Employed full-time	12	17	16	1	0	46
Employed part-time	6	12	6	0	0	24
Self-employed	5	14	26	0	7	52
Unemployed and looking for work	0	1	2	0	0	3
Work from home*	5	14	24	1	5	49
<b>All respondents</b>	<b>30</b>	<b>81</b>	<b>98</b>	<b>11</b>	<b>27</b>	<b>247</b>

\* Those respondents who ticked the working from home option in question 27 regardless of their employment status

Q14c. <b>More frequent postal deliveries - Percentages</b>	Very important	Fairly important	Not important	No opinion	Not answered
Employed full-time	26%	37%	35%	2%	0%
Employed part-time	25%	50%	25%	0%	0%
Self-employed	10%		50%	0%	13%
Work from home*	10%	29%	49%	2%	10%
<b>All respondents</b>	<b>12%</b>	<b>33%</b>	<b>40%</b>	<b>4%</b>	<b>11%</b>



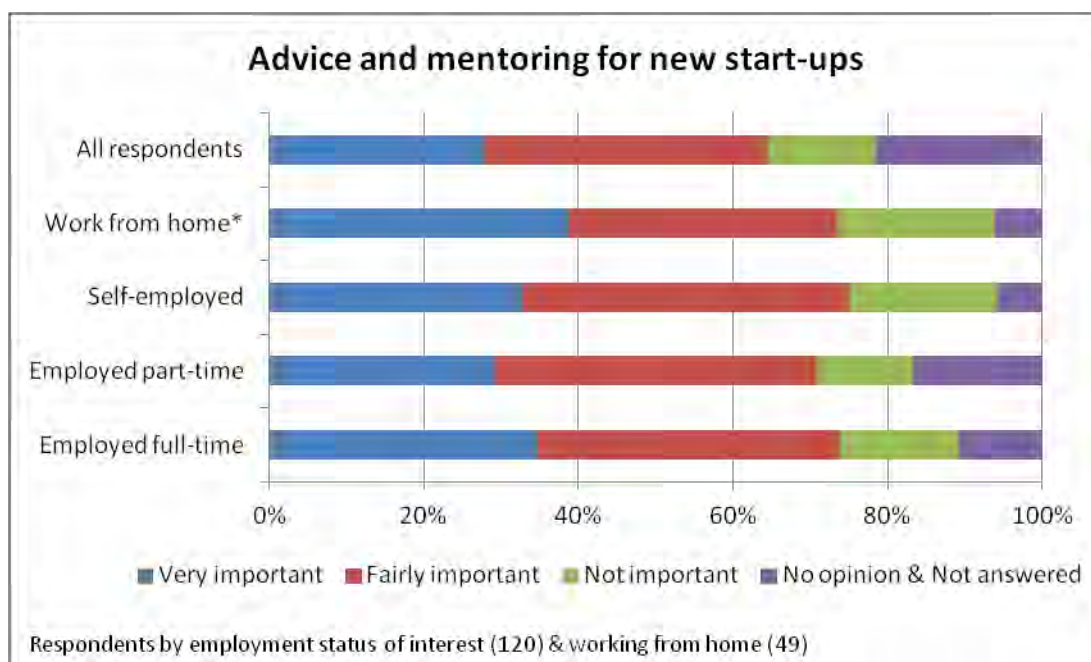
Those who are employed part time are more in favour of more frequent postal deliveries, also a higher proportion of employed full-time respondents felt it was very important compared to all respondents.

### Advice and mentoring for new start-ups

Q14d. <b>Advice and mentoring for new start-ups - Numbers</b>	Very important	Fairly important	Not important	No opinion	Not answered	Total respondents
Employed full-time	16	18	7	4	1	46
Employed part-time	7	10	3	4	0	24
Self-employed	17	22	10	1	2	52
Unemployed and looking for work	2	1	0	0	0	3
Work from home*	19	17	10	3	0	49
<b>All respondents</b>	<b>69</b>	<b>90</b>	<b>35</b>	<b>29</b>	<b>24</b>	<b>247</b>

Q14d. <b>Advice and mentoring for new start-ups - Percentages</b>	Very important	Fairly important	Not important	No opinion	Not answered
Employed full-time	35%	39%	15%	9%	2%
Employed part-time	29%	42%	13%	17%	0%
Self-employed	33%	42%	19%	2%	4%
Work from home*	39%	35%	20%	6%	0%
<b>All respondents</b>	<b>28%</b>	<b>36%</b>	<b>14%</b>	<b>12%</b>	<b>10%</b>

\* Those respondents who ticked the working from home option in question 27 regardless of their employment status



A higher proportion of those who work from home regardless of their employment status felt it was very important to have advice and mentoring for new start-ups.

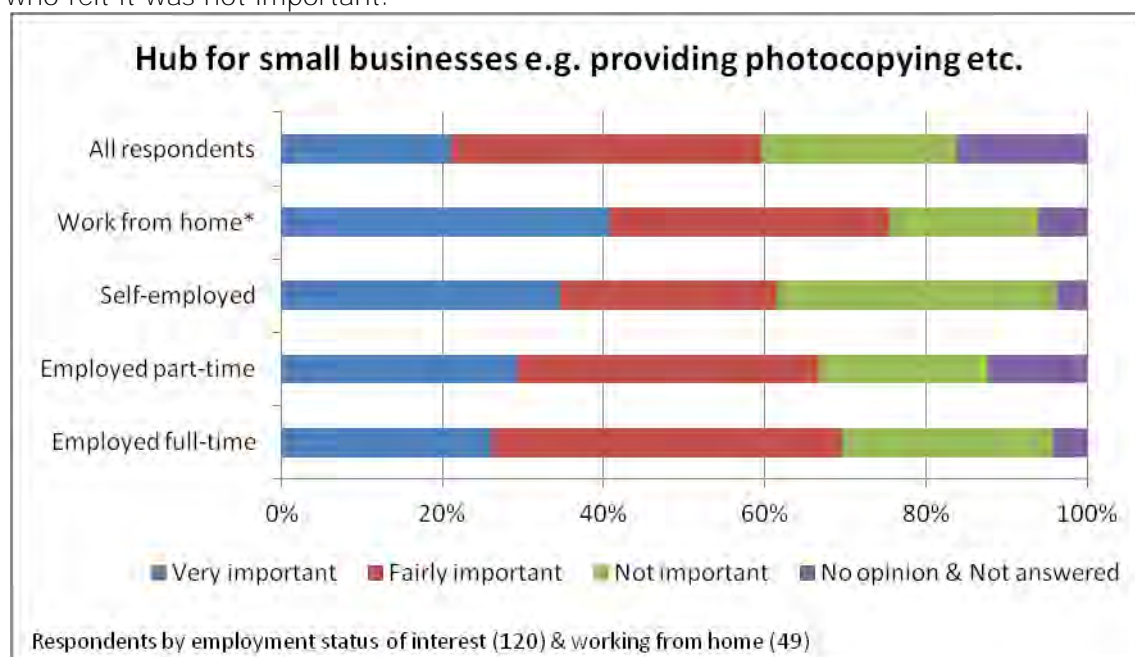
### Hub for small businesses e.g. providing photocopying etc.

Q14e. Hub for small businesses e.g. providing photocopying etc. - Numbers	Very important	Fairly important	Not important	No opinion	Not answered	Total respondents
Employed full-time	12	20	12	1	1	46
Employed part-time	7	9	5	3	0	24
Self-employed	18	14	18	0	2	52
Unemployed and looking for work	1	1	0	1	0	3
Work from home*	20	17	9	3	0	49
<b>All respondents</b>	<b>52</b>	<b>95</b>	<b>60</b>	<b>22</b>	<b>18</b>	<b>247</b>

Q14e. Hub for small businesses e.g. providing photocopying etc. - Percentages	Very important	Fairly important	Not important	No opinion	Not answered
Employed full-time	26%	43%	26%	2%	2%
Employed part-time	29%	38%	21%	13%	0%
Self-employed	35%	27%	35%		4%
Work from home*	41%	35%	18%	6%	0%
<b>All respondents</b>	<b>21%</b>	<b>38%</b>	<b>24%</b>	<b>9%</b>	<b>7%</b>

\* Those respondents who ticked the working from home option in question 27 regardless of their employment status

Self employed views about a hub for small business are quite polarised with a higher proportion feeling this was very important compared with all respondents whilst also having a higher proportion of self employed who felt it was not important.



### Other, please specify:

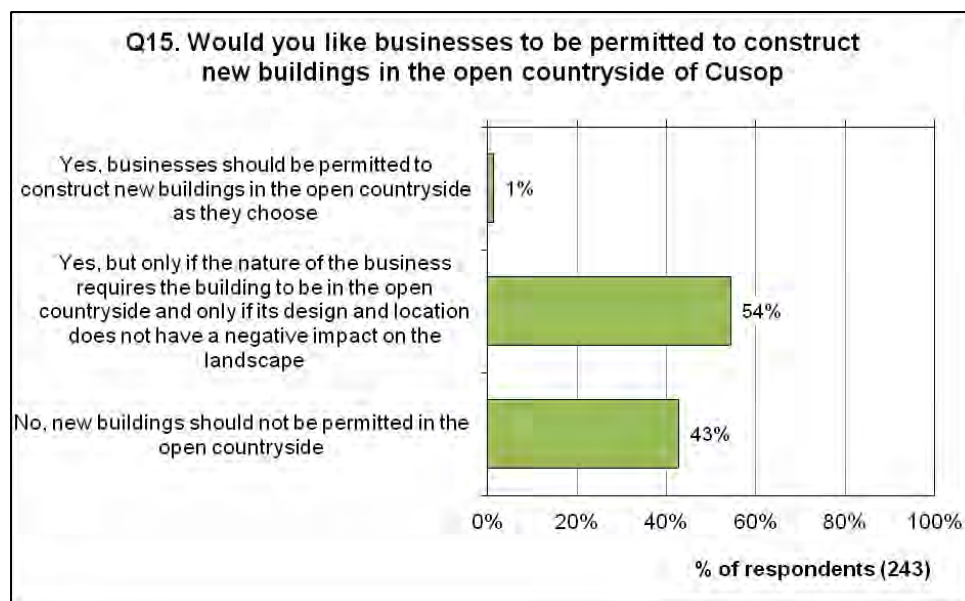
Employed full-time	Very important	Assistance for people with disabilities.
Employed full-time	Fairly important	Extensions to houses/work sheds
Self-employed	Very important	Local forum/network
Self-employed	Fairly important	Facilities for 10 day pop ups during Festival! Comments against postal delivery option: 'Good as is' Comments against Advice & Mentoring: 'Dedicated offices for job/community advice'
Self-employed		The hub mentioned above is an excellent idea, I am self-employed and would certainly benefit!

## New buildings in the countryside

### Q15. Would you like businesses to be permitted to construct new buildings in the open countryside of Cusop: *(Tick one box only)*

Q15. Nos. & Percentages	No.	%
Yes, businesses should be permitted to construct new buildings in the open countryside as they choose	3	1%
Yes, but only if the nature of the business requires the building to be in the open countryside and only if its design and location does not have a negative impact on the landscape	132	54%
No, new buildings should not be permitted in the open countryside	104	43%
No opinion	4	2%
<b>Total respondents</b>	<b>243</b>	<b>100%</b>
<i>Not answered</i>	4	





#### Additional comment:

- 15.1. But a % ratio of open land : construction should be established, for e.g. 15% of Cusop built up  
 15.2. It will have some impact. Get real!  
 15.3. There are enough sites related to built form

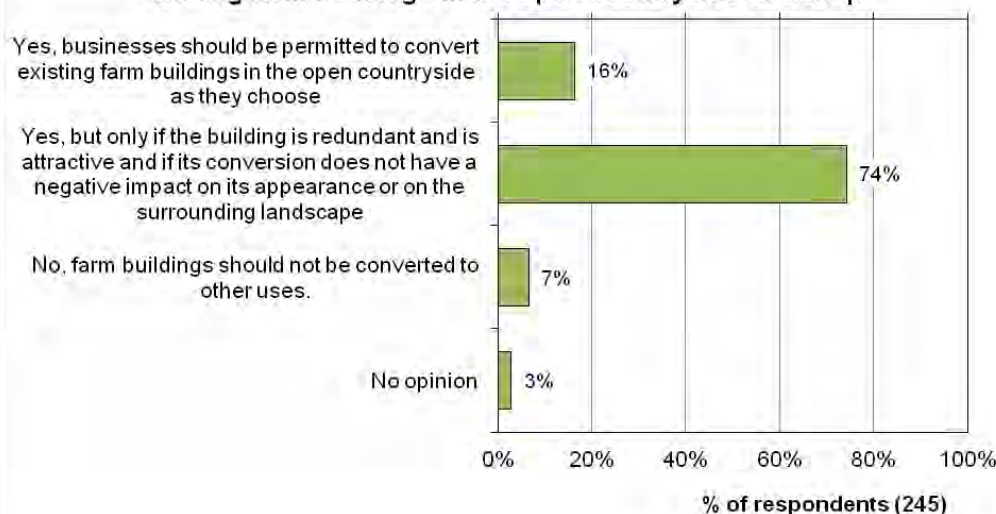
#### Q16. Would you like businesses to be permitted to convert existing farm buildings in the open countryside of Cusop:

(Tick one box only)

Q16. Nos. & Percentages	No.	%
Yes, businesses should be permitted to convert existing farm buildings in the open countryside as they choose	40	16%
Yes, but only if the building is redundant and is attractive and if its conversion does not have a negative impact on its appearance or on the surrounding landscape	182	74%
No, farm buildings should not be converted to other uses.	16	7%
No opinion	7	3%
<b>Total respondents</b>	<b>245</b>	<b>100%</b>
<i>Not answered</i>	2	

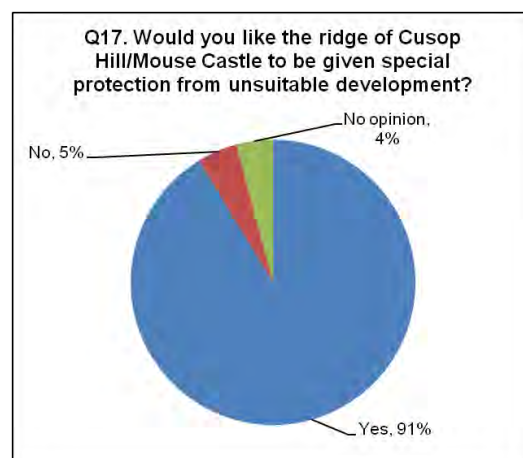
#### Additional comments:

- 16.1. Respondent had crossed out 'redundant' from second statement and annotated it with "redundancy tests are not usable in practise"  
 16.2. With condition it cannot later be used for residential use

**Q16. Would you like businesses to be permitted to convert existing farm buildings in the open countryside of Cusop****Environment****Landscape / Vistas**

**Q17. The ridge of Cusop Hill / Mouse Castle is visible almost everywhere in the parish. It is also part of the setting of Hay. Would you like it to be given special protection from unsuitable development?**

Q17. Nos. & Percentages	No.	%
Yes	220	91%
No	11	5%
No opinion	10	4%
<b>Total respondents</b>	<b>241</b>	<b>100%</b>
<i>Not answered</i>	<i>6</i>	

**Additional comments:**

- 17.1. Added numerous ticks to yes option and added 'x 1,00000000'
- 17.2. I would like it to be protected from ANY development
- 17.3. Most important
- 17.4. This looks like a coded question about wind farms to me. I would like one if run by CIC and would not class this as 'unsuitable'
- 17.5. Though I would be in favour of a small community owned wind farm development.
- 17.6. What is unsuitable? Well landscaped development could enhance the view.

**Q18. If there are any other landscapes that you think should be protected from unsuitable development please describe.**

Please describe the landscape and the location as accurately as you can.

*45 comments were made*

See full list of comments in Appendix 2.



## Dark Skies

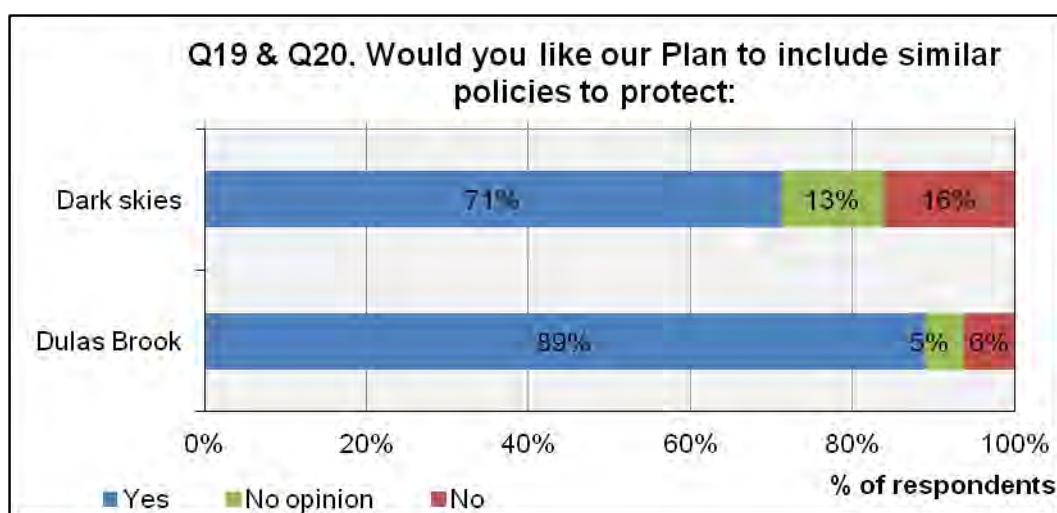
### Q19. Would you like our Plan to include similar policies to protect dark skies in Cusop?

Q19. Nos. & Percentages	No.	%
Yes	172	71%
No	39	16%
No opinion	31	13%
<b>Total respondents</b>	<b>242</b>	<b>100%</b>
<i>Not answered</i>	<i>5</i>	

## Dulas Brook

### Q20. Would you like the Plan to include special policies to protect the condition and appearance of the Dulas Brook?

Q20. Nos. & Percentages	No.	%
Yes	215	89%
No	15	6%
No opinion	12	5%
<b>Total respondents</b>	<b>242</b>	<b>100%</b>
<i>Not answered</i>	<i>5</i>	



### Q19. Additional comments:

- 19.1. Not to the extent where pedestrians are put in danger
- 19.2. Particularly at Lower Mead
- 19.3. Re the car park - looks dreadful from any distance.
- 19.4. I would welcome support for a local 'Dark Sky Reserve' like Brecon. It could be a great delight for local and city tourists. Especially for children who have never experienced 'star gazing'! ( And would save electricity)

### Q20. Additional comments:

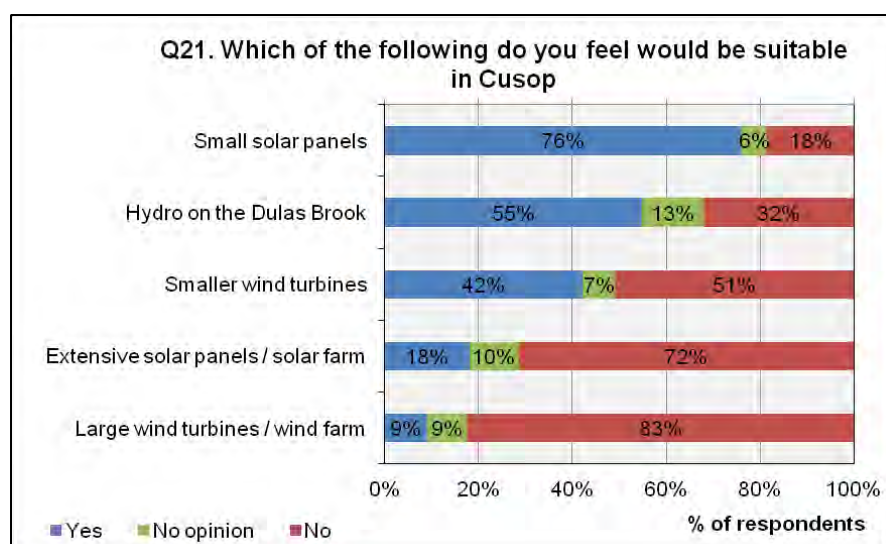
- 20.1. Brook, Big problem (flooding)!
- 20.2. But there needs to be a lot of trees removed. In days gone by wood would have been cut down to keep stoves/fires burning. Now the brook is too dark. Not good for wildlife
- 20.3. Though I would be in favour of a small in obtrusive hydro electric development.
- 20.4. Also include Leem Brook and Scudamore Dingle

## Renewable Energy

### Q21. Which of the following do you feel would be suitable in Cusop? (Tick one box per row)

Q21. Numbers	Yes	No	No opinion	Total respondents	Not answered
Large wind turbines / wind farm	20	184	19	<b>223</b>	24
Smaller wind turbines	96	116	16	<b>228</b>	19
Extensive solar panels / solar farm	39	154	22	<b>215</b>	32
Small solar panels	177	43	13	<b>233</b>	14
Hydro on the Dulas Brook	125	73	30	<b>228</b>	19

Q21. Percentages	Yes	No	No opinion	Total respondents
Large wind turbines / wind farm	9%	83%	9%	100%
Smaller wind turbines	42%	51%	7%	100%
Extensive solar panels / solar farm	18%	72%	10%	100%
Small solar panels	76%	18%	6%	100%
Hydro on the Dulas Brook	55%	32%	13%	100%



### Additional comments:

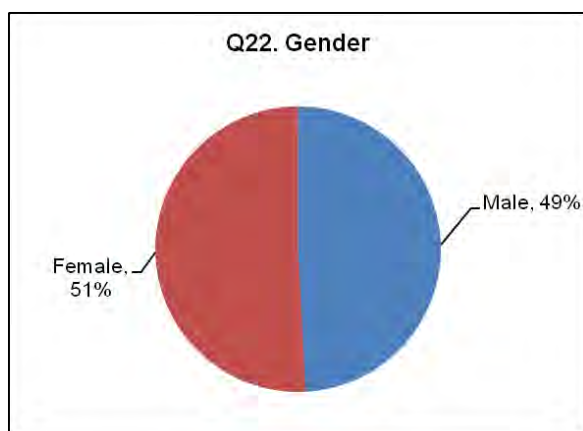
- 21.1. 'Are you insane?' added to 'large wind turbines' option. 'Are you insane?' added to 'Hydro on Dulas Brook' option
- 21.2. But hydro scheme done properly can look fine and are practical.
- 21.3. But no solar panels on roofs. I feel the appearance of buildings is being ruined
- 21.4. 'Depends of the effects/aesthetics' added against 'hydro' option
- 21.5. If CIC run' against Large wind turbine/ wind farm option
- 21.6. **IF on people's houses, yes, otherwise no'** added against 'small solar panels' option. 'nuts' added against 'hydro' option.
- 21.7. **'Need more info'** added against 'hydro on Dulas Brook option'
- 21.8. Not multiple turbines. And community owned. Look at Llangatock.
- 21.9. Ticked 'Yes' for Hydro on the Dulas Brook and written If only adversely impacting on condition + appearance.
- 21.10. Whilst being open to Hydro on Dulas Brook I would like to see some hydro-engineering data on production capacity and financial viability

## Personal information

This information will help us to better understand the views of different groups

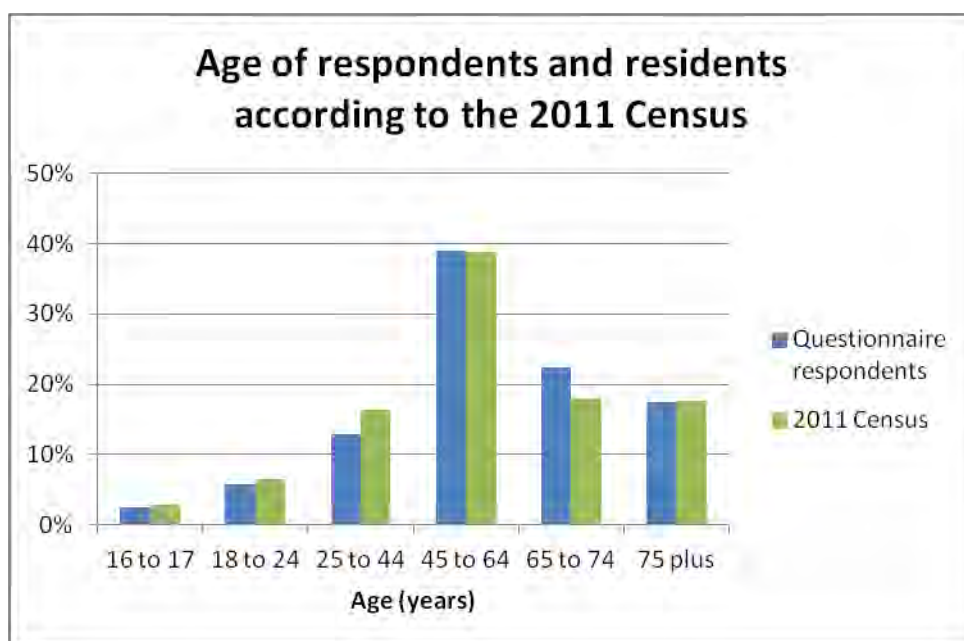
### Q22. Are you male or female?

Q22. Nos. & Percentages	No.	%
Male	116	49%
Female	120	51%
<b>Total respondents</b>	<b>236</b>	<b>100%</b>
<i>Not answered</i>	<i>11</i>	



### Q23. How old are you?

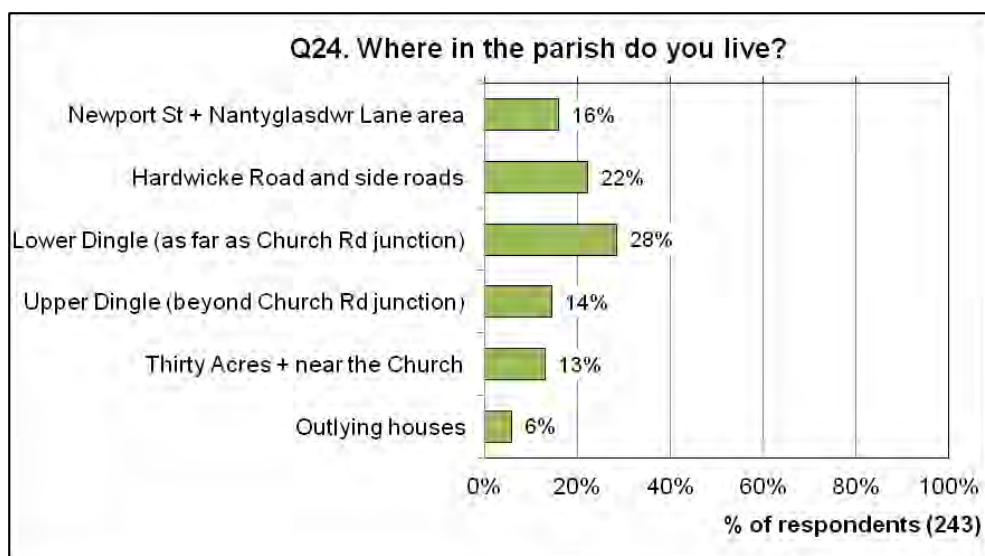
Q23. Nos. & Percentages	No.	%	2011 Census -% of residents aged 16+ in each age group <sup>12</sup>
16 to 17	6	2%	3%
18 to 24	14	6%	7%
25 to 44	31	13%	16%
45 to 64	94	39%	39%
65 to 74	54	22%	18%
75 plus	42	17%	18%
<b>Total respondents</b>	<b>241</b>	<b>100%</b>	<b>100%</b>
<i>Not answered</i>	<i>6</i>		



<sup>12</sup> Table KS102EW - Age structure. ONS Crown Copyright Reserved [from Nomis on 13<sup>th</sup> June 2014]

**Q24. Where in the parish do you live?** *(Tick one box only)*

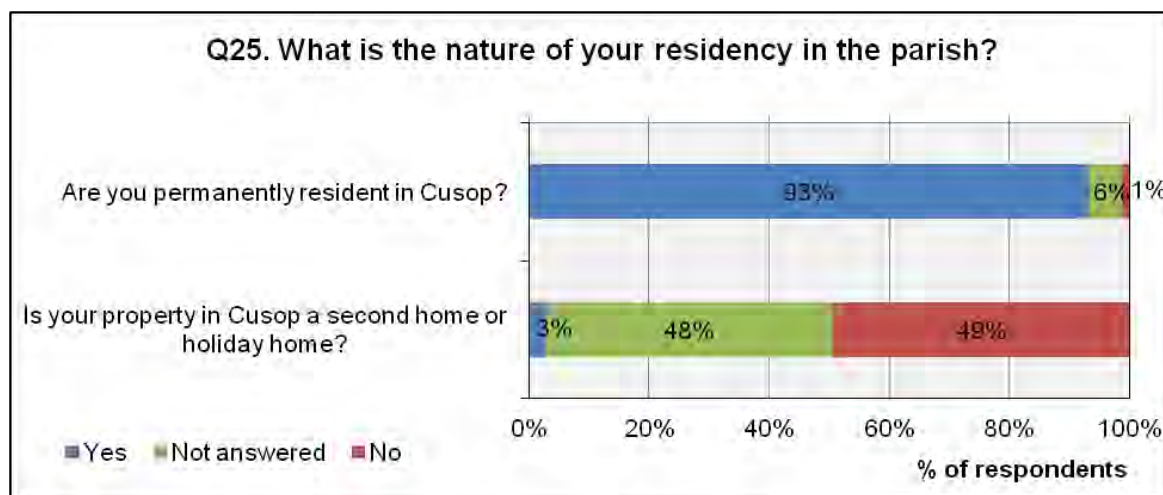
Q24. Nos. & Percentages	No.	%
Newport St + Nantyglassdwr Lane area	39	16%
Hardwicke Road and side roads	54	22%
Lower Dingle (as far as Church Rd junction)	69	28%
Upper Dingle (beyond Church Rd junction)	35	14%
Thirty Acres + near the Church	32	13%
Outlying houses	14	6%
<b>Total respondents</b>	<b>243</b>	<b>100%</b>
<i>Not answered</i>	<i>4</i>	

**Q25. What is the nature of your residency in the parish?** *(Tick one box per row)*

Q25. Numbers	Yes	No	<b>Total respondents</b>	<i>Not answered</i>	Base*
Are you permanently resident in Cusop?	230	3	<b>233</b>	14	247
Is your property in Cusop a second home or holiday home?	7	122	<b>129</b>	118	247

\* Note: Base is total number who answered the questionnaire (247)

Q25. Percentages*	Yes	No	<b>Total respondents</b>	<i>Not answered</i>	Base*
Are you permanently resident in Cusop?	93%	1%	94%	6%	100%
Is your property in Cusop a second home or holiday home?	3%	49%	52%	48%	100%



**Q26. What is your occupation?** *(Tick all that apply)*

Q26. Nos. & Percentages	No.	%
Employed full time	46	19%
Employed part time	24	10%
Self-employed	52	21%
Unemployed and looking for work	3	1%
In full-time or part-time education	13	5%
Retired	97	40%
Looking after home or family	12	5%
Long-term sick/disabled	4	2%
Unpaid volunteer with charity, community group etc.	15	6%
Other	3	
<b>Total respondents</b>	<b>243</b>	
<i>Not answered</i>	<i>4</i>	

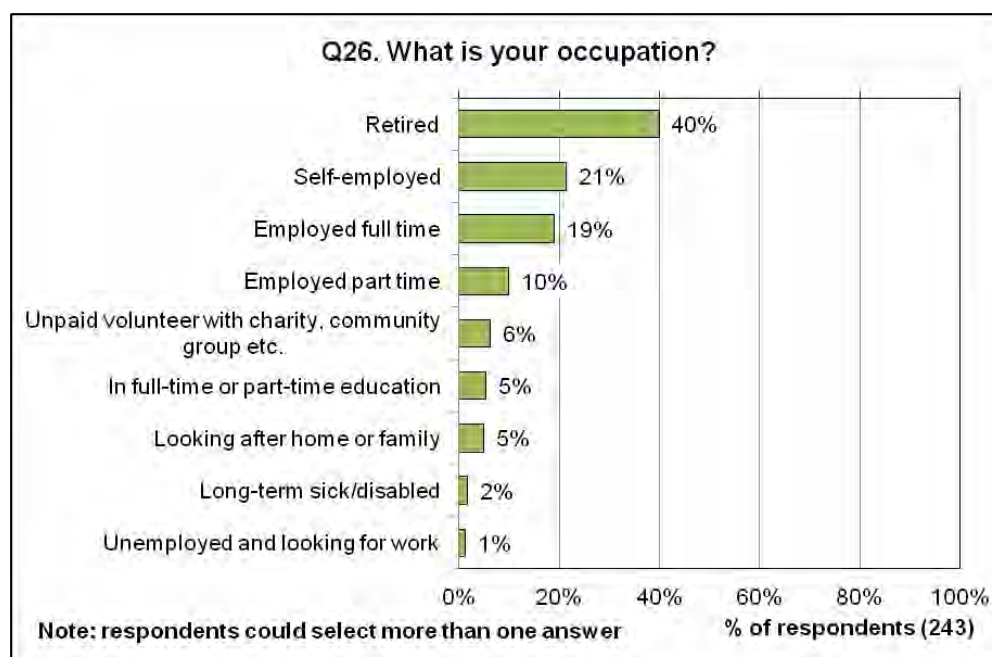
**Additional comments:**

26.1. Added comment 'semi' against 'retired option'

26.2. And part employed in lieu of home

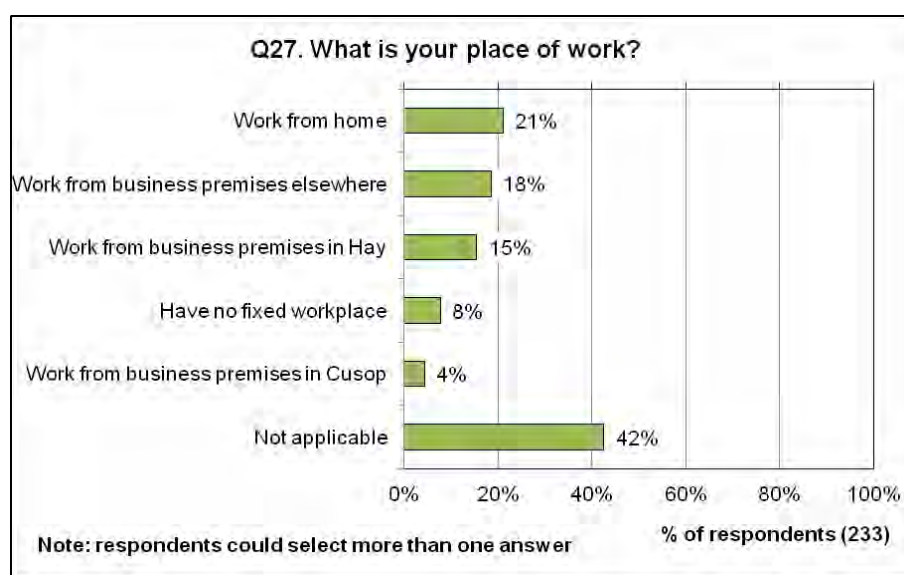
26.3. Full time mother

26.4. Retired with occasional work



**Q27. What is your place of work?** *(Tick all that apply)*

Q27. Nos. & Percentages	No.	%
Work from home	49	21%
Work from business premises in Cusop	10	4%
Work from business premises in Hay	36	15%
Work from business premises elsewhere	43	18%
Have no fixed workplace	18	8%
Not applicable	99	42%
<b>Total respondents</b>	<b>233</b>	<b>100%</b>
<i>Not answered</i>	<i>14</i>	

**Any other comments?****Q28. Do you have any other comments you wish to make which are relevant to the preparation of the Cusop Development Plan or improving the quality of life of all the residents of Cusop?**

59 comments were made

See full list of comments in Appendix 2.

\*\*\*\*\* End of main body of report \*\*\*\*\*



# **CUSOP PARISH DEVELOPMENT PLAN**

## **Introduction**

The purpose of the Parish Development Plan is to allow residents to identify the kind of parish that they want in Cusop over the next 18 years. To help us in this process we have developed the attached questionnaire from issues raised at the Drop-in Event in the summer of 2013.

This is your opportunity to influence the way the Parish changes to meet the needs of the current and future community. Results will go towards formulating a policy to be voted on at a referendum which if passed will become planning law in Cusop. There are also a number of questions that further the Parish Plan undertaken some years ago.

This questionnaire is for all residents aged 16 and over. Please find the time to fill in the questionnaire to offer your views on the wide range of topics raised by Parishioners. Please remember that your comments must refer to Cusop and not the wider area that includes Hay-on-Wye as the town comes under a different planning system.

## **Privacy Notice**

The information that you supply will be processed by Data Orchard CIC who are independently analysing the results of this survey on behalf of Cusop Parish Council, who, for the purposes of the Data Protection Act 1998, are the Data Controller. Any information you provide will be treated as strictly confidential and will only be used for the purposes of developing the Cusop Parish Development Plan. Your information will not be shared with any other parties, but please note that any comments you make may appear anonymously in the published results.

## **Queries and assistance**

If you have any queries about the survey, or need assistance completing the questionnaire, please phone Jane Weaver (821395), Jim Wesley (820705), or Ian Jardin (820377) or email [clerk@cusop.net](mailto:clerk@cusop.net).

If you require any further information or advice about the Data Protection Act, please contact the Data Protection Officer, Herefordshire Council, Plough Lane, PO Box 4, Hereford, HR4 0LE email [dataprotection@herefordshire.gov.uk](mailto:dataprotection@herefordshire.gov.uk).

# HOUSING

## Numbers of New Houses

Herefordshire Council's latest planning policy says that Cusop should allow about 13 new homes to be built in the parish in the period 2011-2031. A site for a group of 25 new houses (opposite the Co-op) has already been allocated. Three individual houses have also been built or permitted since 2011, plus some more are likely to be permitted up to 2031 under whatever Plan we adopt. Together these will more than meet the target, but the parish can allocate more sites for groups of new houses if it wants to. Cusop is well-placed for the jobs and services of Hay, and building more houses in Cusop would complement the popularity and growth of Hay.

**Q1. Would you like more sites for groups of new houses to be allocated, as well as the site opposite the Co-op? (Tick one box only)**

<b>Yes, allocate more sites</b>	<input type="checkbox"/>
<b>No, 28+ new houses is enough</b>	<input type="checkbox"/>
<b>No Opinion</b>	<input type="checkbox"/>

As well as allocating sites for groups of houses, small numbers of new houses can also be built on spare land elsewhere in the parish. At the moment this is restricted by a "settlement boundary" drawn around the main built-up areas of the parish (see attached map). Generally new houses can be built on spare land inside the boundary unless there are special reasons not to, but they cannot be built on land outside the boundary which is treated as open countryside. This has the advantage of being clear and simple and stopping "sprawl", but it can be inflexible and lead to "cramming". Under Herefordshire's latest planning policy we do not have to keep a settlement boundary unless we want to. If we do keep it, we can also alter the present boundary line if we want to. If we do away with the boundary completely, it will be up to Herefordshire Council's planners to judge whether proposed locations for new houses are suitable using their own more general policies for controlling development in and around settlements.

**Q2. Which of the following statements about Cusop's settlement boundary would you support? (Please refer to the attached settlement boundary map for guidance)**  
(Tick one box only)

<b>Keep Cusop's current settlement boundary</b>	<input type="checkbox"/>
<b>Remove Cusop's settlement boundary</b>	<input type="checkbox"/>
<b>Change Cusop's current settlement boundary</b>	<input type="checkbox"/>
<b>No Opinion</b>	<input type="checkbox"/>

**Q3. If you have ticked "Change Cusop's current settlement boundary" above, please provide more details below. (Please refer to the attached settlement boundary map for guidance)**

<b>I would like to see the current settlement boundary <i>extended</i>:</b>	<input type="checkbox"/>	<b>I would like to see the current settlement boundary <i>reduced</i>:</b>	<input type="checkbox"/>
<b>Please specify where:</b>		<b>Please specify where:</b>	



Some gardens are large enough to be sub-divided to create plots for new houses, but sometimes building on such plots can change the character of the immediate neighbourhood.

**Q4. Would you like sub-division of gardens for new houses to be permitted?**

*(Tick one box only)*

<b>Yes, owners should be free to sub-divide their gardens for new houses as they choose</b>	<input type="checkbox"/>
<b>Yes, but not when it will have a negative impact on neighbours or the character of the neighbourhood</b>	<input type="checkbox"/>
<b>No, sub-division of gardens should not be permitted in any circumstances</b>	<input type="checkbox"/>
<b>No Opinion</b>	<input type="checkbox"/>

## Sizes of Houses

Herefordshire Council's study of the local housing market shows that, based on expected household sizes, the overwhelming future need is for 2- and 3- bedroom homes. There is also a growing need for 1-bedroom properties, mainly for the elderly\* and the "affordable" sector (i.e. social renting and other subsidised housing). Of course, some people may have a need or desire for larger houses, so there will always be a market for 4+ bedroom homes. Given that the overwhelming need is for 2- and 3-bedroom homes, the main issue for Cusop is to what degree smaller or larger units should be permitted as well.

\*It is expected that most elderly people will continue to live in existing houses of various sizes, although some may wish to 'downsize' to 1- or 2-bedroom properties especially if they are more accessible. All new houses can be designed to be accessible for all ages.

**Q5. Should more 1-bedroom homes be encouraged where it is practical to include them in a new development?**

<b>Yes</b>	<input type="checkbox"/>
<b>No</b>	<input type="checkbox"/>
<b>No Opinion</b>	<input type="checkbox"/>

**Q6. Should 4+ bedroom homes be permitted?**

*(Tick one box only)*

<b>Yes, developers should be free to build them as they choose</b>	<input type="checkbox"/>
<b>Yes, but only in certain circumstances, e.g. single houses on small plots where they match the character of their neighbourhood</b>	<input type="checkbox"/>
<b>No, they should not be permitted</b>	<input type="checkbox"/>
<b>No opinion</b>	<input type="checkbox"/>

Small extensions can be added to existing houses without planning permission, but larger extensions do need permission. Such extensions may affect neighbours and may also lead to a loss of 1- to 3-bedroom houses if these are extended to create more bedrooms.

**Q7. Would you like large extensions to existing houses to be permitted?**

*(Tick all that you support)*

<b>Yes, owners should be free to extend their houses as they choose</b>	<input type="checkbox"/>
<b>Yes, but not when it will have a negative impact on neighbours or the character of the neighbourhood</b>	<input type="checkbox"/>
<b>Yes, but not extensions of smaller houses that create 4+ bedrooms</b>	<input type="checkbox"/>
<b>No, large extensions should not be permitted in any circumstances</b>	<input type="checkbox"/>
<b>No Opinion</b>	<input type="checkbox"/>

Design of new buildings

**Q8. What should new buildings in Cusop look like?:**

*(Tick one box only)*

<b>Traditional style, using the style and materials of the surrounding neighbourhood</b>	<input type="checkbox"/>
<b>Modern style, using materials such as steel or concrete</b>	<input type="checkbox"/>
<b>A mix of traditional and modern styles</b>	<input type="checkbox"/>
<b>Whatever is cheapest, e.g. cement rendered walls or concrete roof tiles</b>	<input type="checkbox"/>
<b>Developers should be free to choose whatever they think is suitable</b>	<input type="checkbox"/>
<b>No opinion</b>	<input type="checkbox"/>
<b>Other, please specify:</b>	<input type="checkbox"/>

**Q9. Some 'eco-designs' need to use different styles or materials. Should new buildings be allowed to depart from an agreed local style if it is necessary in order to achieve a higher energy-saving standard?**

<b>Yes</b>	<input type="checkbox"/>
<b>No</b>	<input type="checkbox"/>
<b>No Opinion</b>	<input type="checkbox"/>

## **INFRASTRUCTURE**

**Q10. We already have a village hall, a children's playground, and the Church and churchyard. And of course there are many other facilities nearby in Hay. Does Cusop need any enlarged or new community facilities?**

Yes	<input type="checkbox"/>
No	<input type="checkbox"/>
No Opinion	<input type="checkbox"/>

**If yes, please state what is needed and why.**

## **BUSINESS / EMPLOYMENT**

Some businesses need land of their own, e.g. as shops, offices, workshops or warehouses. In Cusop the only land currently allocated for business is along Newport Street (see attached map). Of course, there is much more land occupied by businesses next door in Hay.

Other businesses do not need separate land. – e.g. more and more jobs can be done at or from home - and other needs such as fast broadband may matter more. Also, many businesses in rural areas like Cusop use the countryside, e.g. farmers, foresters, and some tourism services such as canoeing or trekking.

**Q11. Which of the following would you support to encourage businesses and jobs in Cusop?**

*(Tick one box per row)*

	Yes	No	No opinion
<b>Allocate more land for business?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Make it easier for people to work at or from home?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Make it easier for farmers and tourism businesses to diversify or expand in the countryside</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Other, please specify:</b>	<input type="checkbox"/>	<input type="checkbox"/>	

## Land for business

**Q12. If more land is allocated in Cusop for business, what categories would you support?**

*(Tick one box per row)*

	Yes	No	No opinion
Office space for individuals or small firms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larger offices for bigger firms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small workshops / industrial units for individuals or small firms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larger industrial units for bigger firms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storage units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shops	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, please specify:	<input type="checkbox"/>	<input type="checkbox"/>	

**Q13. If you think more land should be allocated in Cusop for business, where should it be?:**

*(Tick one box only)*

On Newport Street, near the existing business land	<input type="checkbox"/>
No opinion	<input type="checkbox"/>
Elsewhere in the parish - please specify where	<input type="checkbox"/>

## Working at or from Home

**Q14. In order to make it easier for people to work at or from home, how would you rate the following options?:** *(Tick one box per row)*

	Very Important	Fairly important	Not important	No opinion
Faster / more reliable broadband and mobile phone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Better roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More frequent postal deliveries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Advice and mentoring for new start-ups	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hub for small businesses e.g. providing photocopying etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, please specify:	<input type="checkbox"/>	<input type="checkbox"/>		

## New buildings in the Countryside

Some businesses by their nature need buildings in the countryside - farming obviously, but tourism activities such as pony-trekking may do as well. There are other tourism businesses that depend on the countryside, but can be based in buildings in existing towns or villages, although they might prefer to be in the countryside – e.g. hotels, holiday lets, conference centres. Businesses that want to base themselves in the countryside will either need permission to convert existing (usually farm) buildings or to build new ones.

**Q15. Would you like businesses to be permitted to construct new buildings in the open countryside of Cusop:**

*(Tick one box only)*

<b>Yes, businesses should be permitted to construct new buildings in the open countryside as they choose</b>	<input type="checkbox"/>
<b>Yes, but only if the nature of the business requires the building to be in the open countryside and only if its design and location does not have a negative impact on the landscape</b>	<input type="checkbox"/>
<b>No, new buildings should not be permitted in the open countryside</b>	<input type="checkbox"/>
<b>No opinion</b>	<input type="checkbox"/>

**Q16. Would you like businesses to be permitted to convert existing farm buildings in the open countryside of Cusop:**

*(Tick one box only)*

<b>Yes, businesses should be permitted to convert existing farm buildings in the open countryside as they choose</b>	<input type="checkbox"/>
<b>Yes, but only if the building is redundant and is attractive and if its conversion does not have a negative impact on its appearance or on the surrounding landscape</b>	<input type="checkbox"/>
<b>No, farm buildings should not be converted to other uses.</b>	<input type="checkbox"/>
<b>No opinion</b>	<input type="checkbox"/>

## ENVIRONMENT

### Landscape / Vistas.

**Q17. The ridge of Cusop Hill / Mouse Castle is visible almost everywhere in the parish. It is also part of the setting of Hay. Would you like it to be given special protection from unsuitable development?**

<b>Yes</b>	<input type="checkbox"/>
<b>No</b>	<input type="checkbox"/>
<b>No Opinion</b>	<input type="checkbox"/>

**Q18. If there are any other landscapes that you think should be protected from unsuitable development please describe in the box below.**

*Please describe the landscape and the location as accurately as you can.*

### Dark Skies

The Brecon Beacons National Park next door to Cusop has recently been designated as an international "Dark Sky Reserve". The Park has proposed standards for reducing light pollution from street lights, houses etc. It wants to work with neighbouring authorities.

**Q19. Would you like our Plan to include similar policies to protect dark skies in Cusop?**

Yes	<input type="checkbox"/>
No	<input type="checkbox"/>
No Opinion	<input type="checkbox"/>

### Dulas Brook

**Q20. Would you like the Plan to include special policies to protect the condition and appearance of the Dulas Brook?**

Yes	<input type="checkbox"/>
No	<input type="checkbox"/>
No Opinion	<input type="checkbox"/>

### Renewable Energy

**Q21. Which of the following do you feel would be suitable in Cusop? (Tick one box per row)**

	Yes	No	No opinion
Large wind turbines / wind farm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smaller wind turbines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Extensive solar panels / solar farm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small solar panels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hydro on the Dulas Brook	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## **PERSONAL INFORMATION**

This information will help us to better understand the views of different groups

**Q22. Are you male or female?**

Male <input style="width: 40px;" type="checkbox"/>	Female <input style="width: 40px;" type="checkbox"/>
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**Q23. How old are you?**

16-17 <input style="width: 40px;" type="checkbox"/>	18-24 <input style="width: 40px;" type="checkbox"/>	25-44 <input style="width: 40px;" type="checkbox"/>	45-64 <input style="width: 40px;" type="checkbox"/>	65-74 <input style="width: 40px;" type="checkbox"/>	75 plus <input style="width: 40px;" type="checkbox"/>
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**Q24. Where in the parish do you live? (Tick one box only)**

Newport St + Nantyglassdwr Lane area	<input type="checkbox"/>
Hardwicke Road and side roads	<input type="checkbox"/>
Lower Dingle (as far as Church Rd junction)	<input type="checkbox"/>
Upper Dingle (beyond Church Rd junction)	<input type="checkbox"/>
Thirty Acres + near the Church	<input type="checkbox"/>
Outlying houses	<input type="checkbox"/>

**Q25. What is the nature of your residency in the parish? (Tick one box per row)**

	Yes	No
Are you permanently resident in Cusop?	<input type="checkbox"/>	<input type="checkbox"/>
Is your property in Cusop a second home or holiday home?	<input type="checkbox"/>	<input type="checkbox"/>

**Q26. What is your occupation? (Tick all that apply)**

Employed full-time	<input type="checkbox"/>	Retired	<input type="checkbox"/>
Employed part-time	<input type="checkbox"/>	Looking after home or family	<input type="checkbox"/>
Self-employed	<input type="checkbox"/>	Long-term sick/disabled	<input type="checkbox"/>
Unemployed and looking for work	<input type="checkbox"/>	Unpaid volunteer with charity, community group etc.	<input type="checkbox"/>
In full-time or part-time education	<input type="checkbox"/>	Other, please specify	<input type="checkbox"/>

**Q27. What is your place of work? (Tick all that apply)**

Work from home	<input type="checkbox"/>	Work from business premises elsewhere	<input type="checkbox"/>
Work from business premises in Cusop	<input type="checkbox"/>	Have no fixed workplace	<input type="checkbox"/>
Work from business premises in Hay	<input type="checkbox"/>	Not applicable	<input type="checkbox"/>

### **ANY OTHER COMMENTS?**

**Q28. Do you have any other comments you wish to make which are relevant to the preparation of the Cusop Development Plan or improving the quality of life of all the residents of Cusop?**

**Thank you for completing this questionnaire.**



## Appendix 2 – Free text comments

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### Q3. If you have ticked "Change Cusop's current settlement boundary" above, please provide more details below.

*Note: comments in italics have been anonymised*

#### **I would like to see the current settlement boundary *extended*:**

- 1/2 mile radius
- 30 Acres
- 30 Acres etc towards Mouse Castle. Nantyglasdwr Lane
- A bit more flexibility
- Add Thirty Acres and houses on Nant-y-glasdwr Lane
- Along the road to Clifford near the old golf course
- Anywhere
- Areas towards new house woods and the back of Cusop hill
- Connect both boundaries and add Thirty Acres & Hardwicke Road.
- Current boundary appears to protect the larger wealthier properties where there is space to infill.
- Extend the envelope slightly but retain "open countryside"
- I like the idea of the Hay/Cusop area enlarged as per your map, but not with low cost housing. I like the idea of more business space, but not chain stores. More space drives prices down.
- In fields around Black Lion Green
- Include 30 acres and the anomaly south of Hardwicke Road
- Just extended a bit
- Land adjacent to Cedars for one or two dwellings Nantyglasdwr lane of Harwick Road.
- Left hand side of Hardwicke Road exiting Cusop towards Hereford
- More of a spread of houses
- Needed for older retired small houses
- No idea. Be creative.
- Nothing specific - just further areas open for option of development
- Opposite the Co-Op

- Perhaps small area, for about 12 - 15 houses N of village hall. Reasonable access road in situ at moment.
- Possibly along Hardwicke Road
- Remove anomalies like 1/2 a garden in & 1/2 out, it should be all in
- Road
- Thirty Acres, around the Dingle (upper)
- To Hantglasdwr Road off Hardwick road to include land in front of Cedars
- To include Thirty Acres
- To incorporate any land within 40 meters of any public road.
- To make whole look more "sensible". Currently the boundary excludes odd bits. It should include '30 Acres'
- To run along all the public roads.
- To the north of Cusop village hall.
- To try to bring the Newport St housing into the village rather than linked more to Hay
- *Named house* boundary is halfway across our garden. Also Thirty Acres to be included. Also village hall and church included.

### **I would like to see the current settlement boundary *reduced*:**

- Remove terraced areas where there is little space to build
- To exclude the section south of Dulas House

### **Q10. Does Cusop need any enlarged or new community facilities? If yes, please state what is needed and why.**

---

- A bigger hall would be good.
- A bigger playing field adjacent to the village hall
- A large extension to the village hall. The current room is barely adequate.
- A nice care home or day centre for the older generation. A place of warm welcome, hot meal. A must for the older people.
- A pub would be good.
- A public house
- A public house
- A restaurant or cafe
- Allotments.
- Bigger hall (community centre)
- Bigger supermarket chain, swimming pool + tennis courts
- Bigger Village hall
- But just a thought, maybe something that would help to bring 'north' Cusop (Newport st) and 'south' Cusop (the majority) closer together
- Community garden and allotments.
- Decent swimming pool. We don't have one, a new super market selling goods at reasonable prices, not everyone in Hay can afford to buy food (especially) at Hay prices, also decent clothes at decent prices. Facilities to teach adults languages, car maintenance etc.
- Extension to back of village hall (permanent rather than marquee would be great). To cater for larger groups.
- Larger community space; Hall, sports area.
- Maybe increase the size of the hall.
- Memorial for men from Cusop, Hay who gave their lives in World War I, World War II
- More play areas for children
- Need bigger playground for football field

- Not sure - we're fit and easily use Hay. May need extra facilities for elderly/handicapped people eg mobile library
- Possibility of pub, care home for frail folk
- Possible expansion of village hall.
- Possibly an extension to village hall. That's all.
- Regarding amenities for residents in Cusop, the PCC are planning to remove the organ at St Mary's Church and, with additional minor internal changes, this will provide a much larger space for events like concerts and exhibitions. Therefore, it is unlikely that more community buildings are required.
- Should be able to extend village hall.
- Somewhere to take dogs for a run around;
- Sports centre
- Sports centre a must have to travel to Brecon and Hereford at the moment.
- Sports centre. Gym.
- Sports facilities
- The children's playground could do with some extra facilities
- The hall could do with being a bit bigger for functions etc.
- The playground is too small to play football
- The pottery is closing down. There are no artist communal studios. Both live theatre and movie theatre venues are privately owned and there should be more art orientated venues for crafts etc in a town which houses a large art festival - also, the festival venue should be closer to town or the development in the direction of its current location to maximise use of foot fall.
- The village hall is great but fairly small. More people could attend events if a larger venue could be provided or current one extended.
- There is nothing of value for teenagers, no pool, no sports facilities (indoor), no proper youth centre, not a single pool table in Cusop & Hay-on-Wye. You "say" many other facilities nearby in Hay - Give example, if this is the case. Cusop Hall is fully booked all the time. No flexibility.
- Village hall could accommodate larger gatherings if extended
- Village hall extension
- While we do not need new facilities, I think we should do more to draw people in to the only we have. Reach all to those who never get involved in any activity and what they want.

### **Q11. Which of the following would you support to encourage businesses and jobs in Cusop? Other please specify.**

---

- Any expansion of business needs to consider impact on residential areas, e.g. through noise
  - Better broadband - currently totally inadequate.
  - Build warehouses + factories
  - Car servicing garage Care Home for frail folk
  - Cusop is a RESIDENTIAL area other than the businesses on the Hereford Road - B4348 to Clifford
  - Make it easier for people to work at/from home providing it does not involve increased noise or traffic
  - My greatest concern is people who have businesses that use noisy machinery all day, This happens in the case of my neighbour and should be limited & away from residential housing.
  - People in Cusop could benefit greatly from an event that coincides with Hay festival, perhaps allowances could be made for this e.g. music tent, food stalls.
  - Set up local small business network to pool resources and expertise
  - Subject to criteria based protections for amenity/neighbours
  - 'Tesco' added to 'allocate more land for business' option
  - The river frontage needs to be developed for canoeing & restaurants etc for tourists to leave their money with us locally - again, high ceilinged halls for studio space/carpentry would be nice.
- Comment against Allocate more land option 'not dirty/industrial more shops'

**Q18. If there are any other landscapes that you think should be protected from unsuitable development please describe. Please describe the landscape and the location as accurately as you can.**

---

- All of Cusop & Mouse Castle Hills & meadows beyond
- All rural areas of Cusop Parish should be protected but could be changed in ways that do not detract from the rural aspect.
- All the green fields between Nantyglasdwr Lane and the Dulas Brook - they are part of an important view from Hay town walls
- Along the Dingle
- Area around St.Mary's church presently agricultural land. Also opposite the church & presently gardens.
- Area to the west of Dulas Brook i.e. Offas Dyke path area and upstream - not Cusop Fields either side of Nanty-Glasdwr Lane
- Coming from the Texaco Garage Clyro into Hay, the hedges on the left need to be cut as they negatively impact the view of Hay for tourism
- Cusop Castle mound
- Cusop Dingle - fields behind parish hall where people walk + exercise
- Cusop Dingle - forested areas - protect from being sheep wrecked.
- Cusop Dingle - from Belmont House upwards. It has unique features and is enjoyed by so many people from the local area and beyond
- Cusop Dingle beyond Ty Glyn
- Cusop Dingle itself - e.g. the brook and it's banks
- Cusop field behind parish hall
- Cusop green, Nantyglasdwr lane + fields adjoining.
- Hay Bluff
- Higher end of Cusop Dingle
- Hill with the white house
- Hill with white house
- Meadows & pasture land leading up to the White House.
- No wind farms in Cusop
- Over Cusops Hills
- Riverside - Too late as some houses already been built - trees have been removed to give them a riverside view (under pretext of tree disease).
- South of the Dingle
- The area surrounding nant-y-glas-dwr farm is beautiful and used by dog walkers, the farmer is very good about this. I wouldn't want to stand in their way if re development if they needed it, but the land is beautiful and close enough for all to access.
- The banks of the River Wye
- The Begwyns
- The Castle Field extending from the church to the Dulas Brook and the field extending from Trewern to opposite Westcwm to the Dulas Brook, known as the Whipping post in our deeds.
- The Castle Field from the Parish Church as far as the Dulas Brooke and as far as the Whipping Post as defined in our Title deeds
- The field that the village hall is built on should be kept as open space & good views. Valuable with its footpaths for its views & openness & access to Hay & Wye Valley walk.
- The Green (by the new village hall). I feel this is the boundary that separates Cusop & Hay.
- The Green and Dulas Brook.
- The Green' behind the village hall should be protected from future development + kept as a green space for Cusop.
- The hillside/open farmland above Ty Glyn to retain the view and the Upper Dingle on the left hand side.
- The Upper dingle. 30 Acres. The Green behind lower Mead.

- The wooded area on Mousecastle Hill should be protected
- Thirty Acres Cusop Dingle
- Thirty Acres - should be left alone, including plans in progress
- Thirty Acres and Church Road no building near the church.
- Though planning agreement has been granted for the development of 3 new houses in the central green area of Thirty Acres, I believe this will be detrimental to the area and will create environmental issues for this area.
- Undeveloped parts of the lower Brook; especially the view from the bridge into Hay. That green gap is a gem. If one could demolish the Grecian Urn building that would help.
- Upper Dingle, by & beyond Brickyard Cottage to New House, Hay Bluff
- Vista from church lane opposite Trewern should be kept open.
- Wooded area on Mouse Castle Hill
- Yes, Thirty Acres, Horse shoe, middle section, should not be built upon just for the purpose of personal financial gain for the developer.

## **Q28. Do you have any other comments you wish to make which are relevant to the preparation of the Cusop Development Plan or improving the quality of life of all the residents of Cusop?**

*Note: comments in italics have been anonymised*

- 1) Abandon children's playground, it's not used much 2) Speed limits in Cusop to max 20 mph 3) Speed humps in Dingle
- 39 bus service later in the evening
- A good consultant on light pollution is *named* astronomer. Some roads are already very poor so more housing would exacerbate the situation
- A pub would be good. Totally opposed to wind farms. Encourage new businesses - great stuff.
- Affordable houses for young people to stay in area.
- Affordable houses for young people to stay in area.
- Any extension of the settlement boundary of Cusop would mean a complete loss of attractiveness of the area.
- Any new residential developments should have adequate off-road parking for 2 cars per household.
- Any plans for local housing for local people on an ordinary income? Especially the young?
- Brook - Big Problem!
- Cars speeding up the Dingle and parking?
- Countryside protection must run alongside with community needs there needs to be COMPROMISE on both sides. Man and nature can live in HARMONY.
- Cusop is full of charm and character and too much development could only spoil this area's natural beauty. Future planning has to take into consideration the history and beauty of the area. Although Hay does provide employment opportunities for some, people will still need to travel outside of Hay for employment.
- Cusop is primarily a residential area & should remain so. Who will benefit from increased development of Cusop? Only those who seek personal gain from selling land which they already own. My greatest worry is that the development plan is put together by those already represented on the parish council. Cusop is a diverse community, yet invariably run by a gang of people with a *certain* background. *What is the point of Cusop residents giving their opinion on this & other issues when they are ignored.* I am disgusted by the pathetic attempt at local government operating in this village, which has nothing to do with democracy, nor the views of people who live here.
- For those <?> as they maybe, we need urgent attention in the form of full re-surfacing of several roads such as 30 Acres, road at church car park, Cusop dingle up to church turn off.

- Have affordable housing for young people to return to the area. Have affordable land for young people to return to the area with an option to build their own houses.
- I am against any future development. We do not have the suitable infrastructure for any developments, the roads; parking and traffic are appalling at the moment. Plus Hay-on-Wye as been over developed, and made the locals there unhappy, so don't want Cusop to go the same way.
- I am opposed to extra lighting in the streets + lanes of Cusop, however I fractured my ankle one night because of a pothole and cycling can be dangerous with the poor repairs (if at all) that have been carried out. The most part I think that Newport is the best place for development & Cusop Dingle is the best place for walkers/cyclists/horse riding. The volume of traffic should be kept low because of these activities.
- I appreciate the thrust of the plan is about buildings and use of buildings. I understand and support that. At the same time (whether in the plan or alongside it) could we gather views, build understanding over useful ways to bring the community together around those facilities. Could we get up to a neighbourhood friendly scheme to make sure everyone have access to practical help and friendship not simply from those living next door. At the moment we rely on people coming to event, but the shy and those most in need of companionship are least likely to come out. The community should actively be approaching them. I will get involve as a volunteer but on my own I could be viewed as a threat. Anyway I might raise an expectation I alone cannot fulfil. A group of volunteers organised together would get to know every single permanent household in the parish and be there for whenever that household needs practical help on simply companionship. The newspapers are full of stories about the increasingly elderly and in who have no regular social contact. We are an aging population so that means some of us/our neighbours.
- I believe more of an emphasis on self-build should be made rather than having large developers come in who are purely there to make profit. Also I think provision should be put in for any development to first contact local people adjacent any site to get their views on what they are proposing as we should at least try to work together on new development instead of fighting each other. I also believe that when planning applications are up for consideration by the council then people (local) should be able to cast a vote on planning matters if present. A truly democratic system.
- I hope that the purpose of this survey is not to make mistakes that will be regretted in the future. Talking to people who have lived in the area for the last 30 years or so, I hear 'aren't we lucky to live in such a wonderful place'. That's worth bearing in mind each time a piece of suburbia is stuffed into a convenient gap. We do need housing for young people on limited incomes, but even these can be built without looking as though they have been thrown up on the cheap. I do feel uncomfortable with speculative buildings which are so often bought to rent out as holiday homes or for resale later for large profits.
- I think any development should not destroy the wonderful views from the houses
- I worry that Cusop is about to change. 3 new houses on land which was once designated an area of extreme beauty - another application at Leme Lodge. Has this permission opened the flood gates - & we will see more & more planning applications until Cusop is unrecognisable. I moved here because Cusop is unique - no shops, green fields everywhere, quiet & safe. How much longer will this be the case. Those people who believe people should be allowed to build where they want sadden & worry me. Keep Cusop as it has always been.
- If a plan is agreed please stick to it.
- If you are to build more houses, you have to provide parking 1st for existing persons, then for visitors, then, only then, think about bringing more cars into the area. The same way someone brought these forms door to door, so too should parking permits be handed out. The council is large enough to dispense with parking revenue; the parish small enough to make an impact on revenue. Visitors should park in the main car park at a premium, residents the availability of free parking, once it is abundant. No parking at all inside of Hay, and a couple of covered walkways to enjoy shopping in foul weather.
- Important issues re: quality of life & especially looking ahead 18 years: 1. This parish is also part of a wider community locally, regionally, nationally and even internationally. Could we take the initiative (at this time of increasing concern and evidence of man-made climate change) to

encourage a 'carbon neutral Cusop' with support and encouragement for all residents (and business) who want to move in that direction. <----Not strictly planning issues----> 2.

Relationship with Hay:- Cusop is effectively part of 'wider' Hay. Would we be better off joining Hay - do we benefit from being part of Herefordshire? What would happen if Wales gained full independence from England - could we still have access to doctors/ dentist etc?

- It would be beneficial to the community, especially the senior citizens of Lower Mead, to be able to walk down to the Dulus brook on a summer evening, via the village hall, to sit and watch the world go by. Those who wanted to could carry on over the bridge and take a short cut into Hay. I'm sure the provision of a path, handrail and a couple of seats would not prove to be too expensive - it's such a pretty spot yet not easily reached.
- More opportunities should be created for private self-build projects and not encourage developers into the area. More notice should be taken of the local residents when considering local planning issues.
- Most peculiar how this plan came out after permission given for extra 3 houses to be built on land behind Westbury (30 acres). This equates to 1/4 of 13 allowable in next 17 years. Considering that the views of the majority of residents were totally ignored in this instance (above), makes me feel this questionnaire would have little impact anyway.
- New property should be built where it does not interfere with the view of the countryside by existing householders. New property should be in an area where there is 'good' access by safe roads. e.g. the west side of Hardwicke Rd. The field where the existing village hall is built looks to be a suitable area. Access to the Cusop school for the Hardwicke Road area is better than from the area to the north of Hay where the Co-op is.
- On the land allotted for businesses it would be good to find incentives to encourage new types of rural business start-up opportunities to encourage young people to stay and be able to find meaningful employment. The laws for development should provide a high proportion of affordable homes, again to enable local younger people to be able to afford a home!
- People not picking up their dog muck. Affordable housing for locals
- Please, please like other places new road surface we have been ignored although paying high community charges Stop dangerous parking, now increasing Make lay-by only used for deliveries, telephone & pull-in to let people coming up pass.
- Provision of a social housing scheme should be included. Home ownership has been reducing rapidly in this country, and will continue to do so. Cusop should include itself in the provision of social housing to encourage younger people and families or we will become a village of retired, middle-class residents, which can only be detrimental to any community. Let's help the next generations. (I am a home owner). We need to think beyond our own lives and economic gain. The roof line of any hamlet, village or town is always the most visible. The character and integrity of buildings old and new is being compromised by the installation of solar panels on roofs. Solar panels can be easily mounted on the ground. Wildlife, flora and fauna needs to be protected in favour of any development.
- Questionnaires are always limited by the questions asked which steer the results. This is a tad rigid in its approach. On the other hand it's good to ask.
- Roads & pavements in need of repair. Some hedges & walls seem to be neglected & will become hazardous
- Sadly due to the five year window to support the national housing needs - many applications are being agreed by the planning department irrespective of the impact on the community, but more for the financial gain to neighbours. It is clear that many decisions are being supported in view of the network of friendships within the community and not in the best interest of Cusop. It is also recommended that the Parish Councillor's are better trained at chairing meetings to ensure that voices are heard and correct procedure/information sharing of procedures is followed.
- Second homes that are rented to local residents are fine but second homes that stand largely empty except for short periods might be discouraged.
- Should have more 2 bedroomed homes not 1 bedroom as the elderly sometimes need carers.
- Should have more 2 bedroomed homes not 1 bedroom. The elderly sometimes need carers.
- Slow traffic down near playing fields. Going to get a child hurt or killed if cars keep speeding. And yes, it is people that live in Cusop that are going fast.

- Thank you for designing and distributing this questionnaire. It is very comprehensive and it will be commendable if local people can influence any planning applications in their village. It's a huge shame that it arrives too late with regard to the development in Thirty Acre which has been opposed by so many residents in Cusop. I do feel that if we had been given the option of having the questionnaire emailed, a significant amount of paper and cost could have been saved. Allowing housing development in gardens will set a very dangerous precedent. Practically every house in Cusop has a garden large enough for the building of a house or even two houses. If this is allowed, Cusop will become a "suburban appendage" to Hay-on-Wye and its unique character and the surrounding area of outstanding natural beauty will be destroyed. There are numerous footpaths in and around Cusop and walkers are seen most days of the week, as well as those riding horses. Extra housing will mean more vehicles and this will only create additional hazards and pollution for all these people who enjoy the beauty of Cusop.
- Thank you to the Parish Council for putting the hard work in - we appreciate it.
- Thank you very much for doing it. Apologies for delay - kept putting it off to find a non rushed period. Any policy, in my view, should ensure *individuals* do not have to jump hoops to finish off/build an amended version of their house.
- The creation of a sensible plan for Cusop is essential. The current situation appears to be a free for all that has led to the approval of plans previously turned down as inappropriate. It is vital we protect the nature of the fantastic area we live in. The recently approved development in 30 acres is for commercial reasons not to provide a fulfilment of any community needs.
- The most important factor in my opinion to improve the quality of life in Cusop is the development of shared social space where residents can mix and mingle so I would like to propose the consideration of: 1) Park area with covered seating 2) Central circular space with seating (such as the "kiosks"/oval in all/most urbanisations in Latin America) 3) Village/community pub + tea room (possibly also shop) 4) Cusop E-village website with pages + features determined by local vote + suggestions.
- The roads need attention. The waste collection is good - don't copy Brecon - unsightly bags and boxes.
- There needs to be cooperation between Brecon Beacons N P and Herefordshire on planning and land use along the border. Mouse Castle, owned by the Woodland Trust, could be made more accessible including a small car park. Safety for residents could be improved by enforcement of the speed limit on the main road and banning on-pavement parking in the Dingle. Thought needs to be given to a pedestrian connection between the new houses opposite Co-op and facilities such as bus stops, village hall, playground and church.
- This is a well planned survey form. The biggest single thing that could be done is fast Broadband.
- Waste paper bin at bus stop. Bus time table needed BOTH ways.
- We must remember that Cusop is little more than a "dormitory suburb" of Hay-on-Wye, which is where the focus of most community activity lies.
- We need to protect and preserve our open countryside pastures for grazing animals, arable land, for future generations, to enjoy and visit, know where food comes from. Thank you for reading my comments.
- Whole of Cusop built up area (incl. Thirty Acres & Upper Dingle) to be 30 mph zone. No parking on pavements where they are present.
- Why do you want to change Cusop?
- Yes. Take our views into account. Have a Chairman of the council who listens & responds to resident comments.



## APPENDIX 3

### SPECIMENS OF PUBLIC CONSULTATION COMMUNICATIONS

- covering letter distributed by hand with copies of the draft Plan to all dwellings in Cusop
- example of letter to non-resident businesses in Cusop
- screenshot of consultation page at [cusop.net](http://cusop.net) website
- copy of parish noticeboard notice
- example of letter/email to consultation bodies

Dear Cusop residents

## CUSOP PARISH DEVELOPMENT PLAN – PUBLIC CONSULTATION

The draft Cusop Plan is now ready for public consultation and I enclose a copy. The consultation period runs for six weeks from Monday 15<sup>th</sup> August until Sunday 25<sup>th</sup> September. Any comments received will be taken into account by the Parish Council when it prepares the final version of the Plan. The final version will still have to pass an independent examination and then a referendum of Cusop electors before it is adopted.

*If you wish to comment on the draft Plan, you can do so by sending a letter or email to the Parish Clerk, Ian Jardin (details below). Please state as clearly as possible the nature of your comment and what changes, if any, you would like made to the Plan.*

Your comment should include your name and address. Anonymous comments will not be accepted. All comments including names and addresses will be available for public inspection and may be published in Parish Council documents or on the [www.cusop.net](http://www.cusop.net) website.

An Environmental Report and a Habitats Regulations Assessment of our Plan have been prepared and can be downloaded from [www.cusop.net](http://www.cusop.net). You can also comment on these.

The Plan is just about planning - how land and buildings are used, anything that needs planning permission - so it does not cover subjects such as the state of our roads that are not regulated by the planning system. Also, it has a legal role, so it has to be a bit precise and dry in style.

The content of the Plan is based on feedback from Cusop residents through previous consultation exercises. It does not cover all aspects of planning, only those in which there was a broad-based interest within the community. For these it includes detailed policies for Cusop to supplement the county-wide policies in Herefordshire Council's plan, the Core Strategy. If the Core Strategy's policies seem fine as they are, our Plan does not add any.

Copies of our Plan and other background documents, including the Core Strategy policies mentioned in our Plan, can be downloaded from the Development Plan section of [www.cusop.net](http://www.cusop.net).

If you are unable to access material you want via the internet or have any other problems or questions, do contact one of the Project Group (details below). We are maintaining an FAQs page in the website, so do look there as well.

Please ensure that everyone else in your household sees this letter and has the chance to comment too.

Jane Weaver

Chair, Cusop Planning Project Group

Current members of the Cusop Planning Project Group:

Jane Weaver (Group Chair) Snails Hill Cottage, HR3 5RD. email [snailshill@btinternet.com](mailto:snailshill@btinternet.com) phone 821395

Jim Wesley (Parish Council Chairman) York House, HR3 5QX email [jim@york-house.eu](mailto:jim@york-house.eu) phone 820705

Ian Jardin (Parish Council Clerk) Burnside, HR3 5RQ email [clerk@cusop.net](mailto:clerk@cusop.net) phone 820377

# CUSOP PARISH COUNCIL

from: Cusop Parish Clerk  
Burnside  
Cusop  
Hay-on-Wye  
Hereford  
HR3 5RQ

phone 01497 820377  
email clerk@cusop.net

16 August 2016

Dear sirs

## CUSOP NEIGHBOURHOOD PLAN – PUBLIC CONSULTATION

I am sending this letter to you as a non-resident owner of a business or land in Cusop to draw your attention to a public consultation about a proposed neighbourhood development plan for the Parish of Cusop and the associated Environmental Report and Habitats Regulations Assessment.

You can download the draft Cusop Parish Development Plan and the associated reports from [www.cusop.net](http://www.cusop.net) - go to Development Plan / Public Consultation.

If you have any problems downloading the documents or have any questions, please contact me by email or telephone.

The consultation period runs from Monday 15<sup>th</sup> August 2016 to Sunday 25<sup>th</sup> September. I should be grateful if I could receive any comments you may have by the latter date.

I should also be grateful if you would draw this to the attention of any tenants or employees who might not otherwise be aware of the public consultation (eg if they are not Cusop residents).

Yours sincerely

Ian Jardin



## Cusop

### Public Consultation

Public consultation on the draft Plan that will be submitted to Herefordshire Council begins on Monday 15th August 2016 and runs for six weeks until Sunday 25th September. Any comments received during this period will be taken into account by the Parish Council when it prepares the final version of the Plan. The final version will still have to pass an Independent examination and then a referendum of Cusop electors before it is adopted. Download the draft Plan here:

- [Cusop Parish Development Plan pre-submission consultation draft](#)

*If you wish to comment on the draft Plan, you can do so by sending a letter or email to the Parish Clerk, Ian Jardin (see Contact Details at bottom of page). Please state as clearly as possible the nature of your comment and what changes, if any, you would like made to the Plan.*

*Your comment should include your name and address. Anonymous comments will not be accepted. All comments including names and addresses will be available for public inspection and may be published in Parish Council documents or on this website.*

An Environmental Report and a Habitats Regulations Assessment of the Plan have been prepared. You can also comment on these:

- [Cusop Parish Development Plan Environmental Report](#)
- [Cusop Parish Development Plan Habitats Regulations Assessment](#)

The Plan is closely related to the Herefordshire Local Plan Core Strategy and refers to several specific policies in it. You can download the Strategy and some other relevant documents here:

- [Herefordshire Core Strategy](#)
- [Herefordshire Local Housing Market Assessment](#)
- [Herefordshire Employment Land Study](#)
- [English National Planning Policy Framework](#)

### Useful Links

Herefordshire Council's Core Strategy pages:

<https://www.herefordshire.gov.uk/local-plan>

Brecon Beacons National Park Authority's Local Development Plan pages:

<http://www.beacons-npa.gov.uk/planning/draft-strategy-and-policy/>

Powys County Council's Local Development Plan pages:

<https://secure.powys.gov.uk/en/planning-building-control/local-development-plan/>

ONS Census data for Cusop:

[http://neighbourhood.statistics.gov.uk/dissemination/LeadAreaSearch.do?\\_af=7&r=1&i=1001&in=0&s=1471182346094&enc=1&areaSearchText=Cusop&areaSearchType=16&extendedList=true&searchAreas=](http://neighbourhood.statistics.gov.uk/dissemination/LeadAreaSearch.do?_af=7&r=1&i=1001&in=0&s=1471182346094&enc=1&areaSearchText=Cusop&areaSearchType=16&extendedList=true&searchAreas=)

### Frequently Asked Questions

Q: The Plan says that, according to the 2011 Census there are 159 households in Cusop (para 9) but 183 dwellings (para 13). Why the difference?

A: 159 was the number of dwellings usually occupied when the Census was carried out. 183 was the total number of all dwellings including those not usually occupied, ie second homes, holiday homes, vacant.

### Contact Details

If you have any problems or questions, do contact one of the current members of the Plan Project Group:

Jane Weaver (Group Chair) Snails Hill Cottage, HR3 5RD. email [snailshill@btinternet.com](mailto:snailshill@btinternet.com) phone 01497 821395

Jim Wesley (Parish Council Chairman) York House, HR3 5QX email [jim@york-house.eu](mailto:jim@york-house.eu) phone 01497 820705

Ian Jardin (Parish Council Clerk) Burnside, HR3 5RQ email [clerk@cusop.net](mailto:clerk@cusop.net) phone 01497 820377

Sign up to our Email

Alerts

### Latest News

Thursday, 12 January 2017  
**Agenda for next Parish Council meeting now on website**  
Cusop, Hay-On-Wye, Hereford, Herefordshire  
[See all](#)

### Latest Event

Saturday, 25 February 2017  
**Quiz & Puzzle Night**  
[See all](#)

Ian Jardin, Parish clerk  
email: [clerk@cusop.net](mailto:clerk@cusop.net)



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*Cusop Parish Council*

# CUSOP PARISH DEVELOPMENT PLAN

**PUBLIC CONSULTATION**  
**15<sup>th</sup> August - 25<sup>th</sup> September**

*to read the draft Plan, learn how to submit comments,  
and find more information: go to [www.cusop.net](http://www.cusop.net)  
(Development Plan / Public Consultation)*

*or speak to the Parish Clerk Ian Jardin on 01497 820377*

Text of emails or letters to Regulation 14 consultation bodies

**Cusop neighbourhood plan - pre-submission consultation draft**

I am sending you this email to consult you about the pre-submission (“regulation 14”) draft of a proposed neighbourhood development plan for the Parish of Cusop and about the associated Environmental Report and Habitats Regulations Assessment.

You can download the draft Cusop Parish Development Plan and the associated reports from [www.cusop.net](http://www.cusop.net). - go to Development Plan / Public Consultation.

If you have any problems downloading the documents or have any questions, please contact me by email or telephone.

The consultation period runs from Monday 15<sup>th</sup> August 2016 to Sunday 25<sup>th</sup> September. I should be grateful if I could receive any comments your body may have by the latter date.

Best wishes

Ian Jardin

Cusop Parish Clerk

email [clerk@cusop.net](mailto:clerk@cusop.net)

phone 01497 820377

## APPENDIX 4

### LIST OF CONSULTEES

#### PEOPLE WHO LIVE WORK OR CARRY ON BUSINESS IN CUSOP

##### *Residents*

There are about 356 residents (2011 Census) in Cusop and they were consulted as described in the main Statement. Eleven residents responded and their proposals for changes are listed at Appendix 5:

J Milner

B Henderson

J Wilks

M Bell & S Bell

R Jones & S Jones \*

S A Rice & J Halliday

M Morgan

C Cundale

\* = expressed support for draft without other substantive comment

##### *Non-resident businesses*

The following were consulted by letter or email. None responded.

Hay & Brecon Farmers

NFU Mutual

Co-op Supermarket

Huws Gray

Glanwye Business Park (D Williams)

Woodland Trust

Tilhill Forestry (New House Wood)

Herefordshire Housing Ltd

Blaenau Farm

Acorn Property Group

Moor Farms Ltd

Cherry Tree Farm

Rhosferig Trust

#### CONSULTATION BODIES

Bodies marked \* responded with proposals for changes (shown in Appendix 4). Bodies marked + responded without proposals for changes. The remainder did not respond.

##### *local authorities*

Herefordshire Council \*

Brecon Beacons National Park Authority

Powys County Council

Dorstone Parish Council

Clifford Parish Council

Vowchurch Group Parish Council

Longtown Group Parish Council  
Hay Town Council  
Clyro Community Council  
Llanigon Community Council

*public bodies and utilities*

Homes and Communities Agency  
Natural England +  
Environment Agency \*  
Natural Resources Wales  
Historic England +  
Herefordshire Clinical Commissioning Group  
Hay-on-Wye Surgery  
Staunton-on-Wye Surgery +  
Welsh Water +  
Western Power  
National Grid

*local interest groups*

Herefordshire CPRE  
Herefordshire Wildlife Trust  
Hay & District Dial-a-Ride  
Hereford & Worcester Chamber of Commerce  
Hay Chamber of Commerce



## APPENDIX 5

### SCHEDULE OF CONSULTEE COMMENTS

## PEOPLE WHO LIVE WORK OR DO BUSINESS IN CUSOP

NAME	PROPOSAL (in bold) + PARISH COUNCIL RESPONSE (in regular)	AMENDMENT
J Milner	<p>1. I can understand why para 28 places limitations on use of light industrial development on land north of Newport Street. But why would we oppose office space? I would not. Have many residents expressed opposition to office development? I would prefer not to see it ruled out for the next 20 years as it could support business development and job growth or retention.</p> <p>Policy 8 promotes the distinctive economic profile of the area. Many workshops and light industrial units include an ancillary office element which would not be precluded by this policy. Exclusive office use (for which there is a low demand in the area - confirmed by the 2012 Brecon Beacons NPA Employment Land Review) can be satisfied by existing commercial space, mainly in Hay, by conversions of existing redundant buildings where otherwise appropriate, and by homeworking.</p>	No change
.	<p>2. A minor presentational point but it reads oddly to me and possibly to others. Para 2 says this plan runs from 2011. Yet it is already August 2016 and the plan is not rubber stamped. So in practice it is simply not true to say that it runs from 2011. Unless the previous and fairly similar parish plan continued in force. In which case we should say so explicitly. Or (if not) would it not be more accurate to write that the plan is in place from the time it has completed formal approval processes until 2031?</p> <p>It is not uncommon for plans to be adopted some way into their effective period. The Herefordshire Core Strategy adopted in 2015 covers the period 2011-2031 and this Plan adopts the same period to ensure the best possible integration with the Core Strategy.</p>	No change.
B Henderson	<p>1. Can you define the distinction between the objective of the plan - to increase the number of dwellings by 12% - and the Newport Street Housing Allocation which will increase residences in Cusop by 12%. The development plan then goes on to suggest that other sites and the use of 'curtilage' division will be used to increase dwelling numbers. So what is the limit on the number of new dwellings in Cusop? Exactly how flexible is this development plan? This is something that must be able to be delineated with an appropriate error being provided. Otherwise there is no development plan.</p> <p>In line with Government and Core Strategy policy, the 12% 'target' is a minimum, not a ceiling. Policies 1 and 3 facilitate some additional 'windfall' development in appropriate locations and will generate a flexible and useful addition to the local housing stock. By their nature the amount of new housing that can come forward through these policies is not limitless and it is unnecessary and inappropriate to apply an arbitrary cap.</p>	No change.
	<p>2. In the business strategy much is made of the number of local small businesses working from home. This home-working is seen as a means of decreasing the environmental impact of growing local business. All well and good. However, as recognised, working from home requires that the</p>	No change

NAME	PROPOSAL (in bold) + PARISH COUNCIL RESPONSE (in regular)	AMENDMENT
	<p>communication services within Cusop's houses be fit-for-purpose (and better). Yet this is not going to be addressed in the plan. Is this not a contradictory message to Cusopians?</p> <p>Good communications are very important but are largely beyond the remit of planning. However, the Parish Council can pursue their improvement in other contexts.</p> <p>3. The environment part of the plan mentions the setting and its importance for tourism. Of the various geographical features mentioned, I was surprised to find that the part of Cusop which 'houses' the Wye Valley Walk was not dealt with in detail. This is one of the main tourist attractions in the area and one that will be impacted by the Newport Street Housing Allocation scheme. In addition, the alterations around the old Summerhill Golf Course - which are verging on monumental - do not seem to be included in this development plan. These also impact those walking the Wye Valley Walk. Surely, this is one of the areas that must be recognised for long-term protection?</p> <p>The setting of the part of the Wye Valley Walk that passes through Cusop is protected by existing Policy 11. Summerhill Golf Course is outside Cusop Parish.</p>	<p>No change.</p>
	<p>4. I appreciate that we are writing about Cusop Parish. However, I do not wish to be described as a 'parishioner'. This is not a term which a secular 21st Century document should be using.</p> <p>The secular meaning of 'parish' and 'parishioner' is well established. Nevertheless it is agreed that the use of 'parishioners' in addition to 'residents' and 'community' is unnecessary and possibly confusing.</p>	<p>Para 5 - delete 'parishioner' throughout and substitute 'resident'. Para 16 - delete 'parishioners of Cusop are' and substitute 'community of Cusop is'</p>
	<p>5. The word 'curtilage' which is a technical term which will not be understood by the proportion of people in Cusop who do not have access to Google.</p> <p>'Curtilage' has a specific meaning in property and planning law and could not be replaced by a non-jargon word without jeopardising the effectiveness of the policy.</p>	<p>No change.</p>
J Wilks	<p>1. A point of accuracy. Para 37 refers to a "public right of way up the Dingle". Public Rights of Way are normally understood to mean as defined under The National Parks and Access to the Countryside Act 1949 and recorded on the definitive map. The lane up the Dingle is a road defined as any highway to which the public has access.</p> <p>Agreed.</p>	<p>Para 37 - delete "right of way up" and substitute "road (and higher up footpath) through".</p>
	<p>2. The Settlement Boundary. The inclusion of Blenheim House, Rosedale, Rising Sun and Upper Dulas</p>	<p>Para 12. 1st sentence - delete</p>

NAME	PROPOSAL (in bold) + PARISH COUNCIL RESPONSE (in regular)	AMENDMENT
	<p><b>makes little sense. The paddock adjoining Upper Dulas gives a clear distinction between settlement and Countryside. Similarly, the exclusion of 30 Acres now that it is to be developed and houses already have large extensions also makes little sense.</b></p> <p>The Settlement Boundary around the lower Dingle / Hardwicke Road has existed with same boundary line through successive local plans since at least 1989. To ensure consistency and transparency for existing and future property owners it is proposed that the Boundary should be retained with the same line in this Plan. The only change to the Boundary is to bring within it the Village Hall and its curtilage which is directly adjacent to the Boundary and was given change of use since the last iteration of the Boundary in the 2007 Unitary Development Plan (UDP). (NB The separate Settlement Boundary around Newport Street was introduced in the UDP and in the same way this Plan retains it unchanged apart from the inclusion of the new employment land allocation which directly adjoins that Boundary at its northern end.) However, it is agreed that para 12 should be amended to clarify this and the locational importance of the Boundary.</p>	<p>from "long" to end of sentence and substitute "had a Settlement Boundary around its main residential area since at least 1989 (a detached commercial and residential area at Newport Street was added to the Boundary in 2007)." 2nd sentence - delete first "a" and substitute "this". Add at end of paragraph "The Boundary by its location also ensures that development is whenever appropriate within walking or cycling distance of the facilities of Cusop and Hay, including bus services. To ensure consistency and transparency for existing and future property owners, the Boundary line has been retained unchanged except where new development has been allocated adjoining it."</p>
	<p><b>3. I feel that some thought should be given to the two large residences in the parish ie Brynmelyn and Trewern. The long term future of these is uncertain, they are suitable for some sort of institutional use or for flats. My view would be that flats would go some way towards providing low cost housing or housing for rent in the Parish.</b></p> <p>Agreed: the Plan does not address the potential of Cusop's larger residential buildings for changed residential uses that contribute to the Plan's housing strategy, especially with regard to the elderly (see also C Cundale comment 1). The Core Strategy does not contain a conversions policy and it is understood that there will not now be a design guidance portfolio, leaving it to neighbourhood plans to address it.</p>	<p>After Policy 5 insert a new policy:          "Policy 6 Conversion of residential buildings.          Sub-division, and/or change between or within use classes C2 and C3, of existing dwellings or residential institutions will be permitted where it does not require significant extension to, or additional outbuilding within the curtilage of, the existing building and where it does not have a negative impact on the</p>

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		character of the building or on the amenity of adjoining dwellings or on the character of the immediate neighbourhood. Proposals to provide accommodation for the elderly will be especially welcome." and re-number succeeding policies. Para 20. Delete 'extension' and substitute 'sub-division'.
	<p>4. The church also has an uncertain future, small parish churches are being sold off due to falling congregations and falling income, If this were to happen in Cusop would we want it to be taken over by another religious denomination, turned into a bookshop, a house?</p> <p>Core Strategy paragraph 5.3.25 already addresses this appropriately and, in the case of listed Anglican churches, re-use is already subject to detailed Church of England policies and listed building policies which should ensure a new use appropriate to the building and to the character and amenity of the surrounding neighbourhood.</p>	No change.
	<p>5. I would have liked to see a much clearer statement against windfarm development on Cusop Hill.</p> <p>A blanket ban would not be positive planning and would be contrary to Government policy and Core Strategy Policy SD2. However, para 33 - which can be read in association with Policy SD2 - confirms that the Plan does not identify sites suitable for wind energy generation.</p>	No change.
	<p>6. Should we express a view on Tree Preservation Orders in the parish. We have many fine trees, do they have sufficient protection?</p> <p>The TPO system already provides protection. The introduction of new orders, or enforcement of existing ones, could be encouraged by the Parish Council and community volunteers as a separate matter.</p>	No change.
M Bell / S Bell	<p>1. Policy 1 Settlement Boundary. Change sought - omit "Settlement Boundary" entirely. If not, then actually put it round the whole settlement. As a lesser alternative it should not be called a Settlement Boundary if it is, in fact, intended to be a Development Boundary within the actual settlement. It should not indeed be even a Development Boundary if - as one suspects- it is only really aimed at certain kinds of development. As a fall-back alter Policy One to read: "Boundary of Development for</p>	No change.



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	<p>new housing and new-build economic uses  New built development not directly related to tourism, agriculture, equestrianism or other more rural uses should normally be located within the Development Boundary on map 2.” [This Development Boundary in my view should include Thirty Acres and go further up the Dingle. An indicative plan is attached. (<i>Ed: at end of this Appendix</i>)] Strong opposition to the second sentence in its entirety.  Reasoning - Cusop and Cusop Dingle are what they are. I am unconvinced by paragraph 12.  Developments have been approved at Thirty Acres, things take place at various properties up and down the Dingle as well as in the main part of the village; most of them rather well executed and enhancing. I do not see the evidence for the Settlement Boundary being “effective and well-established” for all development. If the policy is aimed at new housing then say so. If it is aimed at new-built development then say so. However, as drawn it covers everybody’s future garages, outbuildings, anything which does not have the happenstance of having Permitted Development rights. It would preclude well-built tourism buildings, it would apparently bite on solar panels and energy developments and a range of other sustainable matters. I have seen far too many examples of simple, desirable quality extensions or replacements of ugly buildings being constrained by these kind of general policies which no-one really intended ever to capture them. There is little as crude and ugly as an extension absolutely built to fit Permitted Development rights because of a catch-all policy like this when an emphasis on design would have been far better.</p> <p>The Core Strategy promotes the concept of settlement boundaries for a list of rural settlements in response to national guidance emphasising the importance of not promoting unsustainable patterns of development in rural areas. Cusop is one of the settlements listed. Location within or without the Settlement Boundary makes no difference to the application of Permitted Development Rights or Policy 5 of the Plan. See also the response to J Wilks comment 2.</p>	
	<p><b>2. Policy 3. Change sought - omit “all the other” and replace with “relevant”. Reasoning - not positive planning, not sound, not clear, not readily usable.</b></p> <p>‘Relevant’ is implicit, but agreed that its addition removes any uncertainty.</p>	<p>Policy 3 - after “other” insert “relevant” .</p>
	<p><b>3. Policy 4. Change sought - alter to “new dwellings of three or fewer bedrooms will be particularly welcomed. Permitted Development rights may be removed so that dwellings remain at that size. Flexibility will be applied to design policies and locations to encourage dwellings of this size which are willing to accept a restriction on their future development. Proposals for new dwellings of four or more bedrooms will be expected to meet all relevant design policies.” Reasoning - I do not want to see new dwellings of four or more bedrooms on “small plots”. That would seem to me quite against the character of Cusop. I believe there are enough design policies in the NPPF and County plan and I do not want all new housing to always “match their immediate neighbourhood” even if I was quite sure what it</b></p>	<p>Policy 5 - after ‘where’ insert “the original building (that is, as at 1 July 1948 or as originally built if constructed later than this date, and not including any subsequent extensions) would remain the dominant feature, and where”</p>

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	<p>means. I want to leave the opportunity for new build of exceptional quality, modern design, energy efficiency and so forth. There seem to me a great range of houses in Cusop and a range of styles could be acceptable. I believe a sound and positively planned policy should encourage the size of dwelling one wants; for example, by encouraging the use of a plot for two or three three-bedroomed houses rather than one larger house but that is better done by carrots than sticks.</p> <p>The routine removal of permitted development rights for new dwellings would be unduly restrictive. However, it is agreed that Policy 5 as worded is inadequate and requires a condition similar to that in the 2007 UDP extensions policy. The Core Strategy does not contain an extensions policy and it is understood that there will not now be a design guidance portfolio, leaving it to neighbourhood plans to address it. The restriction of dwellings of four or more bedrooms to small plots is intended to discourage the absorption of larger plots that could more usefully be developed for more and smaller dwellings. The requirement to match the immediate neighbourhood, and similar conditions in other policies, reflects the strong concern in the community revealed during consultation that new developments should be 'good neighbours' in terms of appearance and amenity.</p>	
	<p>4. Policy 9. Change sought - to omit in line 2 "only". Then, in part (b) read "are activities which can function better or effectively on that particular site" part (c) to read "are extensions or diversifications of existing businesses at their existing locations and accord with appropriate design policies.". In (a) replace the building conversion part with : "re-use or be based upon existing buildings and their curtilages" (for many employment-generated proposals require some open land at least for parking). There will be no test of "redundancy" which is almost impossible to define and not material in Cusop". Business proposals which harm Cusop's locally distinctive assets will not be permitted." ( Please read this with the comments below on the whole Dulas Brook being inappropriate to list as a comparable asset with the other two).</p> <p>Reasoning - a neighbourhood plan can be very specific and is better for being so. Let us be absolutely clear if there are certain fields we do not want to see developed, certain views which must be protected and certain things which are not to change. Let us show those on the map and be clear about it so everyone knows where they stand. The whole policy at present is not positively planned, indeed it looks like it could catch and stop most things. For example, re-using buildings normally requires some open space around so simply to have it as redundant buildings could be problematic. There is not enough encouragement for new employment generation and the nature of Cusop, being on the edge of Hay, is that it could take a wider range of development in a sustainable location.</p> <p>Existing Policy 9, in combination with existing Policy 8 and other Plan policies, aims to encourage rural employment-generating proposals but to direct them to the most appropriate locations for Cusop's environment. Policy 9(a) as worded is directly related to Core Strategy Policy RA5. A negative ban on proposals that 'harm' Cusop's Locally Distinctive Assets would conflict with the positive approach to</p>	<p>Existing Policy 9, final paragraph - delete "located within" and substitute "that would have a significant effect on any of"</p>

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	<p>development expressed in existing Policies 10, 11 and 12. However, the relationship of proposals to the LDAs could be better expressed.</p> <p>5. Policy 12. Change sought - Omit the section on the Dulas Brook which is not comparable with the others as distinct open spaces. If not, then as much lower second option replace with; “Development proposals should, as far as possible, protect the character of the Dulas Brook. Public viewpoints are of particular importance. In assessing the character, then the history of the area - with this being a much altered and human- managed watercourse with many mills, leats, water management and so forth - is a core aspect of the Dingle’s evolution and will be the starting point. Sustainable energy projects will be particularly welcomed. Where visible to the public they should use the technology having a highest quality external appearance commensurate with the costs of installation.”</p> <p>Reasoning: paras 37 and 38 argue that the Brook is well-protected already by other policies and schemes of legislation, so that argues it is not necessary for that need to be repeated in Policy 12. Secondly, “natural beauty” is inappropriate to a stream that has been managed at so many points. There may be a higher point at which you say that above this point it has never been managed or used or part of a mill but it simply is not a natural stream and its man-used and managed history should be what is reflected. If a personal reflection is allowed then I believe I work hard voluntarily to keep clear and keep open as an historic feature the leat which took water off around the waterfall at the edge of Ty Glyn Mill. But that is distinctly not natural, nor are the walls and connections with it around the top of the waterfall. At many points - both further down and above - the Brook has been managed. Finally, we know that one impressive and praiseworthy sustainable energy scheme has already been put in and it would seem that scheme could have been precluded under this draft Policy. We need to make sure that further such energy schemes are encouraged. Much of the Brook is not visible to anyone but the owners of the land. At the same time one does not want to produce a position whereby owners now or in the future are encouraged to fence off or block off views of the water because they know that if they have a public viewpoint that will be used against them should they try to work up a desirable energy-efficient scheme. One notes the reference in paragraph 33 to small-scale renewable energy schemes and one does not want conflict with them but at present the draft Policy would take precedence over lower case print. I respectfully feel Policy 12 fails the tests in law as it is not positively prepared, not justified nor in line with wider policy. Equally, it is not reasonably capable of interpretation and appears to be able to be used as a catch-all to turn down anything as the decision-maker really cannot readily know how to apply it.</p> <p>We also wish to add the following to the evidence base re the Brook aspect of the policies. As folk walking past will perhaps notice we repair the fence but try to keep it low for folk to enjoy the view of the waterfall. I oppose any aspect of policy which makes leaving visibility become a greater liability. Two things I discern from the policy as drafted are an impression that the more a view is visible the more that will be thrown back at the landowner if they want to use it for example for (a) energy schemes or (b) art. In the excellent period of H Art this is especially relevant. At one of the open sites</p>	<p>Existing Policies 10 and 12 - delete 'natural' and substitute 'scenic'.</p>



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	<p>this weekend we saw some very interesting art in water. That scary word “natural” could be used to preclude enhancement for all. A purist would argue any art was not natural. Hard luck on the Andy Goldsworthys or Yorkshire Sculpture Parks of this world. However, being open to view has drawbacks. People put their dogs through to slither down and sometimes follow them. The fence is broken most years. I have today made emergency repairs after finding a young couple and their dog in the pool below the waterfall when I was working on keeping the lead open as a landscape feature. They felt they could climb down because “we could see it and it is in the national park so it is open to anyone”. There are enough pressures already to close off views. The Neighbourhood Plan should beware of adding to them. It should encourage us positively not scare us negatively.</p> <p>Existing Policies 10, 11 and 12 build on the Core Strategy recognition of locally distinctive assets (Policy SS6 and paras 5.3.2-5.3.5) which are not limited to open spaces. The value of such assets is not delimited by their visibility from public land - views from and within private land are to be valued too - although nearly all of the Dulas Brook and Cusop Dingle are in any event visible from public rights of way through or adjacent to the Dingle. Existing Policy 12 does not prevent energy schemes or any other development proposals, but only ensures that they protect the character etc of the Brook and Dingle. The concept of ‘natural beauty’ is well established in planning practice and encompasses features modified by man and small-scale habitation. Nevertheless it is acknowledged that this could be a source of confusion and that the concept of ‘scenic beauty’ used by the NPPF and Core Strategy Policy LD1 is more appropriate.</p>	
	<p>6. Paragraphs 40 et seq and Policy 13. Change sought in Policy 13 - add at the end “In reviewing the lighting of Cusop Dingle over the Plan period the aim will be to remove street lighting entirely and certainly to remove both the lighting and structures connected with the present unsightly, yet ineffective, public lighting which serves only to damage the dark skies around”. If it is felt by others that there should be still some lighting then some wording to say that there will be a review of the present lighting and it should “be a priority that the public lighting in the Dingle be reviewed urgently to provide a scheme which significantly reduces the present adverse impacts and falls within the four criteria above”. Reasoning - self-explanatory. Huge praise for the initiative on this specific Cusop-oriented Policy.</p> <p>The removal or alteration of existing lighting is not a planning matter. The Parish Council may pursue lighting improvements as a non-planning initiative.</p>	No change.
	<p>7. Policy 14 - Design. Change sought - insert before the present draft Policy “Modern, striking and high quality design will be welcomed and encouraged particularly where it brings sustainability benefits, for example from higher energy conservation standards. Where a design is not specifically modern high quality then [continue then with the present wording through to “materials”]. Next sentence to begin “All buildings should respect or better their immediate neighbourhoods ... Omit last sentence.</p>	No change.

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	<p>Reasoning - this is not easy to put but not all of the Parish is as attractive as the best bits. As in most places there is some quite dull development and in terms of the policy one would argue there are even certain buildings built or converted comparatively recently which one would not want to see reflected by their immediate neighbours , or anywhere else.</p> <p>Policy 14 reflects the strong concern in the community revealed during pre-consultation that new developments should respect local styles and materials and it re-inforces Core Strategy Policy SD1 which requires proposals to maintain local distinctiveness. Good quality design can, and should, be achieved within these parameters. Although styles and materials vary across the parish, there are usually predominant styles and materials within immediate neighbourhoods and the Policy seeks to respect these.</p>	
M Morgan	<p>1. Light pollution. The house in which I am now living, Coopers Hall, is badly affected by the bright orange light on the corner of Dulas Terrace which unnecessarily illuminates my house and garden. I hope the problem will be resolved when the light is replaced during the current LED light replacement programme now being carried out by Balfour Beatty working with Herefordshire Council. I have been told that the new lights will be reflected down to the ground instead of the present bright orange lights, and I assume this will reduce light pollution in the whole neighbourhood. My neighbours say they suffer from the security lights in place at Hay &amp; Brecon Farmers and the Co-op, but I am not sure if it would be possible to minimise these.</p> <p>See the response to M Bell/S Bell comment 6.</p> <p>2. Traffic and parking. These do not seem to be part of the development plan but perhaps they should be. People have recently begun to park cars all day along the Hardwicke road and I have seen two near misses when a car failed to halt for a parked vehicle when traffic was approaching from the other direction. On Newport Street cars parked outside Kingfisher House and on the bridge over the Dulas Brook make it difficult and dangerous to turn on to the main road over Nantyglasdwr Lane. It can be argued that Yellow Lines everywhere spoil the rural feel of Cusop Parish but some action should be taken to avoid a serious accident.</p> <p>Agreed: policing existing parking is a non-planning matter, but the Plan does not address the increase in parking that can be generated by its housing policies. The Core Strategy does not contain a parking policy and it is understood that there will not now be a design guidance portfolio, leaving it to neighbourhood plans to address it.</p>	<p>No change.</p> <p>After existing Policy 6 insert " 21. The minor roads of Cusop are mostly narrow with very few places where vehicles can park constantly without obstructing passing vehicles or pedestrians. Policy 8 Parking. All proposals under Policies 4, 5, 6, and 7 must incorporate enough off-road parking spaces to meet the normal requirements of the property in full occupation." and re-number succeeding paras and policies.</p>
S A Rice /	1. Section 12 and Policies 1 & 3. We are sympathetic to the settlement boundary being extended, for	No change.

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J Halliday	<p>instance for growing a community nearer to the church. Section 16. It is stated that "...but anything beyond would amount to excessive pressure on a small community and on local services." Yet the likely development in Hay-on-Wye is at least double the 49 homes mentioned as the maximum for Cusop. Developments in Cusop are likely to be closer to the central facilities of Hay than development there, and thus more able to be accommodated. We suggest the limit of 49 homes is entirely arbitrary and could with ease be substantially more.</p> <p>Paras 13-16 of the Plan explain that the Plan incorporates a minimum housing target founded in the Core Strategy's policies and housing evidence base; this target is met by the Newport Street allocation (Policy 2) and with windfalls the total will be significantly higher. The Welsh authorities have addressed Hay's need through their own plans and have not sought cross-border support. The Cusop community did not consider that a higher allocation - which would only add to the pressures generated by the two communities' existing plans - was desirable.</p> <p>2. Section 17. Buildings higher than two stories can sometime be useful for screening things behind. In the case of the Newport Street development, planning permission has been granted for some three storey buildings which will assist the screening of the old engine sheds now in Hay and Brecon Farmers yard. In addition a varying height profile of two, three or even four storeys breaks up a horizontal roof level and makes for a less aggressive and more interesting profile.</p> <p>A height limitation is important to minimise the visual impact when viewed from the countryside to the east. Profiles can be varied without adding storeys: the recently permitted proposal does so by incorporating some 'two-and-a-half storey' buildings.</p> <p>3. Section 18. We support the need for building more affordable homes in Cusop, arguably the single most important aspect of the Plan. Affordability requires homes built fit-for-purpose with minimised construction cost and high energy efficiency (than Building Regulations). Requirement for vernacular exterior appearance, such as stone facing, is inconsistent with affordability as a stone facing costs from £10k per wall; less than half dwellings in Cusop are stone faced. Even brick construction is expensive when compared with factory fabricated wooden homes. Perhaps there is an opportunity for a new vernacular to be created of wood cladding or in a new black-and-white style? The Core Strategy Policy SD1 and 5.3.28 &amp; 5.3.29 seeks to avoid stifling affordability and higher energy efficiency standards (than current Building Regulations) by other aesthetic consideration such as building costs, appearance or materials. The Plan could with advantage acknowledge the pre-eminent needs of Affordability and higher Energy Efficiency as key criteria. It is interesting to note the self-enlightenment of Lavenham where the citizens have recognised their need of having more young people in the community; they will encourage more affordable homes to be built <a href="http://www.bbc.co.uk/news/uk-37374308">http://www.bbc.co.uk/news/uk-37374308</a>.</p> <p>Section 43 and Policy 14. This appears inconsistent with the Core Strategy Policy SD1 and 5.3.28 as</p>	<p>No change.</p> <p>Para 43, 3rd sentence: after "In terms of materials" insert "in some places"; delete "mainly"; and delete "some" and substitute "many".</p>

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	<p>mentioned above, suggesting that consistency of style to immediate neighbourhood trumps affordability and energy efficiency. Two of the greatest imperatives for our society are clearly recognised within the Core Strategy: Affordable Homes and Energy Efficiency as a climate change mitigation. However, Policy 14 appears to ignore consideration of construction costs on affordability altogether and relegate Energy Efficiency in importance below the external appearance of a development. Planning permission was recently granted for a home designed to PassivHaus standard in Clifford (this standard is zero net energy consumption). Should this not be an acceptable, even welcome, standard for Cusop? The metric given in the last sentence of Policy 14 is: "Different styles and materials will be permitted if there is clear evidence that higher energy conservation standards cannot be achieved without them." Except for homes with tight constraint on their footprint, this can never be satisfied because the materials and construction required for external facing (etc.) and for insulation (etc.) are different and unrelated. It is a matter of cost alone.. We propose that this sentence be modified to: "Different styles ... if there is clear evidence that significantly higher energy conservation standards can be achieved with them."</p> <p>See the response to M Bell/S Bell comment 7. Cusop's projected requirement for Affordable Homes, indicated by the most recent housing needs survey, will be more than satisfied by the contribution of the Newport Street allocation which was made possible by the imposition of a 'section 106 agreement'. It is agreed that the extent of the use of stone is less than para 43 as worded implies and that brick or rendered exteriors are often appropriate, thus enabling cheaper builds in many locations. Rendered finishes in particular facilitate a range of underlying construction techniques.</p>	
	<p><b>4. Policy 2. With granting of planning permission for the Newport Street development, this policy is now redundant and could be deleted.</b></p> <p>The permission has not yet been implemented and if it lapsed the Policy would still be needed. Moreover, it helps make sense of the rest of the Plan's housing policies.</p>	No change.
	<p><b>5. Section 19. While the intent maybe clear: "Cusop, like the rest of the Golden Valley, has already more dwellings of four or more bedrooms than the county as a whole." Inserting proportionately as " ... has already <i>proportionately</i> more dwellings ..." avoids an arithmetic nightmare.</b></p> <p>Agreed.</p>	Para 19, 3rd sentence: after "has" insert "proportionately"
	<p><b>6. Policy 9. One of the largest buildings in Cusop is situated outside the settlement boundary: Trewern, If this were ever sold by Barking and Dagenham Council this policy would limit its re-use. It might, for instance, preclude reuse as a Residential Home. A facility that many pensioners in the community may one day welcome. Policy RA5 does not clearly embrace such an opportunity. A minor extension of Policy 9(b) is recommended for including " ... such as Farming, <i>creating businesses of local benefit</i>, or some</b></p>	See response to J Wilks comment 3.



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	<p>types of..."</p> <p>See response to J Wilks comment 3.</p>	
	<p>7. Section 31. It appears the phrase "high quality" has been taken over from the Core Strategy where it appears many times without clarification as to its meaning. Perhaps it means Cusop is a pretty place, the countryside is attractive, there is much biodiversity, the people are nice (we'd all say self-evident). Much better to say clearly what is meant by this phrase. While Cusop is adjacent to the BBNP, Under Core Strategy Policy LD1 Cusop is not in an AONB, isn't a conservation area nor are there national or local parks in the parish. To state that "... it requires the <i>rigorous</i> application of Core strategy Policies LD1-4 and SD1-4..." we think overstates Cusop's situation, particularly for Policy LD1. Is there then a level above "rigorous application" for settlements that are in AONB, or Conservation areas etc.?</p> <p>In the spirit of neighbourhood planning the Plan responds to the high value of Cusop's environment as perceived by its own community and by its visitors.</p>	No change.
	<p>8. Section 33. Wind turbines have brought vital income from diversification for some farms; some attractive examples are located near Cleobury Mortimer in an attractive rural setting. There are locations within the Cusop parish where medium size (30m) units would not obtrude and are convenient to the grid infrastructure. That conforms with Core Strategy SD2. Have no farmers expressed interest in the possibility that before 2031 they might wish to install a turbine?</p> <p>See the response to J Wilks comment 5.</p>	No change.
	<p>9. Section 42. Core Strategy Policy SS7 doesn't mention lighting at all (A linkage via energy consumption is tenuous in the extreme. External modern lighting uses a miniscule fraction of energy loss from domestic space heating; energy conservation implicit in Climate Change policies of SS7 refers principally to insulation and draught exclusion, to efficient heating, and use of renewable sources). Furthermore, light pollution as a result of new developments will be small compared to those that may arise at existing dwellings and businesses. The Plan reasonably seeks to ensure that the extent of extraneous light from the new sites is much smaller than the latter. There is no constraint on lighting at existing properties, indeed our predecessors here at Ty Glyn had about 6 floodlights each rated between 250 and 500 W for illuminating the garden. There is no effective control on such actions. A word of encouragement in the Plan within the pre-amble of sections 40 and 41 might promote kindly conduct.</p> <p>See the response to M Bell/S Bell comment 6. Agreed that a link to Core Strategy Policy SS7 is tenuous and para 42 is unnecessary.</p>	Delete para 42 and re-number succeeding paragraphs.

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	<p>10. There is no mention in the Plan of safety for Cusops residents. We would encourage mention including matters such as the evenness and widths of pedestrian pavements, of road surfaces, and of street lighting. Ensuring these are fit-for-purpose will protect residents vital interest and more narrowly align with Core Strategy Policy MT1.</p> <p>The condition of existing highways is not a planning matter and, as is pointed out, Core Strategy Policy MT1 already addresses the highways aspects of new development.</p>	No change.
C Cundale	<p>1. Page 5 Point 18: In view of our aging population and the desire for people to remain within their local community, I think it's essential that housing for the elderly be built and not just for low-income people which sadly seems to be Herefordshire's policy. Unfortunately, one long-standing resident has recently been forced to move to Hereford because there was no suitable housing available.</p> <p>The Parish Council recognises the importance of providing housing for elderly local people - which was highlighted during community consultation. In general the needs of the elderly without means are supposed to be met by affordable housing which is subject to the policies and funding of housing providers. The needs of those with means are supposed to be met by the open market. There is limited scope for the Plan to influence this. However, other comments have highlighted the role that larger dwellings could play if the Plan included a relevant policy: see response to J Wilks comment 3.</p> <p>2. Environmental Report and Habitats Regulation Assessment. I found this extremely interesting in view of protecting the beauty of Cusop Dingle and the surrounding landscape. I have been concerned on several occasions with regard to pollution in the Dulas Brook. I have a large waterfall in my garden and at the sides of the waterfall there has sometimes been an accumulation of pollution, e.g. detergents. I would therefore like the plan to include a strategy for ensuring that the water in the Dulas Brook is monitored and any pollution investigated. The biodiversity of the Dulas Brook is extremely precious and its valuable habitat for animals, birds and plants must be protected. I appreciate that the Western side of the Brook falls within the area of Brecon Beacons National Park Authority and they also need to be consulted about this.</p> <p><i>Pollution monitoring is not a planning matter, but other agencies already have powers to monitor and police pollution.</i></p>	See response to J Wilks comment 3.
		No change.

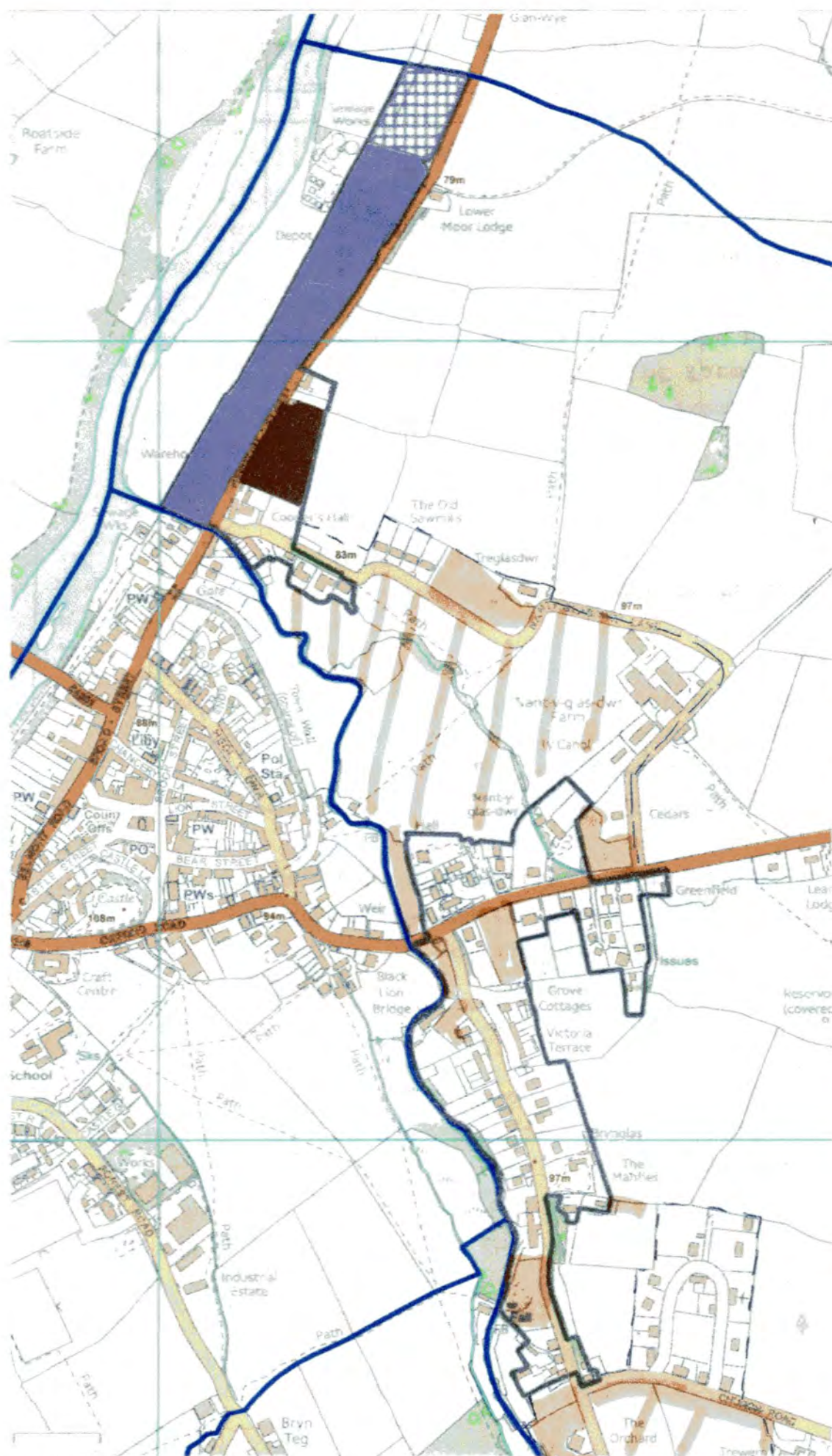
## CONSULTATION BODIES

NAME	PROPOSAL ( <i>in bold</i> ) + PARISH COUNCIL RESPONSE ( <i>in regular</i> )	AMENDMENT
Hereford-shire Council	<p><b>1. Policy 13 (Avoiding Light Pollution)</b> has some quite specific criteria- to the point where it may prove difficult to implement in practice. Policy SD1 of the Core Strategy contains a criterion ensuring that new development does not contribute to adverse impacts of light, noise or air contamination.</p> <p>Agreed. We have consulted the Beacons National Park Authority about this proposal and the Authority has recommended a simpler wording which still meets their hopes for a Dark Skies Reserve 'external zone'.</p>	Existing Policy 13 - delete from "it should demonstrate" to end and substitute "they should demonstrate that the luminance level and period of illumination are the least necessary for the lighting to perform its function and that there will be no or minimal spillage beyond the property boundary."
	<p><b>2. There is very little to no reference made to transportation within the plan. We would like to some reference made to in the policies that new developments should not be detrimental to the highway network.</b></p> <p>Traffic impacts are addressed in Core Strategy Policy MT1.</p>	No change
Environ-ment Agency	<p><b>1. It should be noted that the current employment land is partially located within Flood Zones 2 and 3, the medium and high risk zones respectively. We note the inclusion of an area of proposed extension to the immediate north of the current site, which again, falls partially within Flood Zone 2. Whilst we understand the rationale for extending the current site in this manner it should be noted that any development on this portion of land will need to be accompanied by a Flood Risk Assessment which will have to demonstrate that the proposals are safe and will not increase flood risk to third parties. We would recommend reference to flood risk within the Plan and, specifically, within Policy 7 (Employment Land). All development on this site, and within the Parish, should adhere to Policy SD3 (Sustainable Water Management) of the recently approved Herefordshire Core Strategy.</b></p> <p>Agreed regarding the extension site, although in reality only a narrow strip along its western edge where the land falls away is within Zone 2 and this is unlikely to be built on.</p>	Existing Policy 8 - add at end "Development proposals will need to be accompanied by a flood risk assessment."

## EDITORIAL CHANGES ADDED BY PARISH COUNCIL

1. Add at end of para 5 "Formal 'Regulation 14' public consultation of a draft Plan was undertaken in August/September 2015 and a number of helpful comments were received. The final amended draft Plan was submitted to Herefordshire Council early in 2017." Reason: to bring the paragraph up to date.
2. Replace Map 2 with version generated by Herefordshire Council ("Village Policies Map"). Reason: to incorporate the Plan map in the county-wide mapping system for planning (nb content unchanged).





SEPT 14<sup>th</sup>  
Malcolm Bell -  
illustrative  
approach to a  
alternative  
showing the  
boundary of  
the built  
area where  
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is in  
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dashes. viz,  
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and areas  
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