

# **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?**

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

	<b>Yes</b>	<b>No</b>	<b>No opinion</b>
<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"/>
--	--

**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"/>
---	---	---	---	---	---

**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.**