

## 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.**

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- 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.**

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- 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.**

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- 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.