

**Note of 12th meeting of Cusop Planning Project Group  
held at York House, Hardwicke Road, 31st July 2014**

**Present:** Jane Weaver (JaneW) (Chair), Ian Jardin (IJ), Jim Wesley (JimW).

**1. Apologies for absence.** None.

**2. The Note of the 11th Group meeting on 27th May 2014** was agreed.

**3. Housing Need Survey Report.**

It was noted that the Survey had identified only one Cusop household in need of affordable housing. On the basis of this, it was agreed that the eight affordable units required at the Coopers Hall housing allocation more than met any likely affordable housing need for the foreseeable future and that there was no need to identify additional affordable housing sites in the Plan.

**4. Strategic Environmental Assessment**

Agreed that IJ would comment on the draft SEA Scoping Report documents received from Herefordshire Council.

**5. Questionnaire Report**

It was agreed that, with the further analysis of the business answers and settlement boundary extensions, Data Orchard's report was complete and they should be asked to produce a final version for publication. IJ to place final report on website with associated news release, also reporting the CDF grant.

**6. Further Research**

IJ reported that he was still waiting for a firm proposal from Data Orchard for further research on dark sky policy and Dulas Brook conservation.

**7. Draft Plan**

It was agreed that, while there was a strong consensus for retaining the existing settlement boundary and the Plan would adopt this policy, there was still a need to consider micro changes to the existing boundary where there were discrepancies and also to consider proposals for changes in the questionnaire responses and criteria would have to be drawn up for doing so. However, it was noted the the commonest suggestion was to include Thirty Acres, but nearly all the respondents suggesting it came from outside Thirty Acres and it was very unlikely that there would be majority support within Thirty Acres, so it was agreed not to pursue this.

IJ reported that he had made contact with the planning strategy section of BBNPA who confirmed that employment land documents for the BBNP and Powys LDPs were the basis for their policy. It was agreed that these documents which described the employment situation in and around Hay were the most useful evidence base for the Cusop Plan. They confirmed that most local business did not depend on allocated employment land, although there was a limited demand for it. The questionnaire had also shown stronger support from the self-employed for allocating some land. However, the draft Powys LDP had just allocated 2.4ha which was likely to satisfy local demand for the near future. It was agreed that the sensible solution was to identify a site off Newport Street for development in the latter part of the Plan period if there was clear evidence of need.

IJ reported that Miguel Ferros who had a lot of experience with home-working and IT had agreed to provide a note on how planning and other issues might best help home-working etc.

It was agreed that the Group now had enough information to start drafting the Plan and that IJ would produce a skeleton Plan which should be kept as simple as possible while meeting the legal requirements.

**8. Any Other Business.** None

**9. Next Meeting.** Early September, exact date to be decided, to consider skeleton plan.