

Community Review of the NDP and Design Code

Introduction

Community members were invited to the village hall on Sunday, 7 September 2025 to discuss the future of the Parish. A series of questions/prompts were displayed with accompanying maps etc for context to assist with review of the NDP and Design Code. Participants were invited to comment on post-it notes or add stickers (green for YES, red for NO).

Overall attendance represented approximately 20% of the community consisting as follows:

Total attendees - 74

Lives in Cusop - 65

Lives in Hay - 7

Lives elsewhere - 2

Works in Cusop - 18

Works in Hay - 11

Self-employed - 18

Employed - 3

Not in employment- 34

NB, some people preferred not to disclose employment information

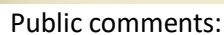
Uses Cusop facilities....countryside, quiet lanes, village hall, playing field, church, co-op etc - 74

Age < 20 - 1

Age 21 – 67 - 34

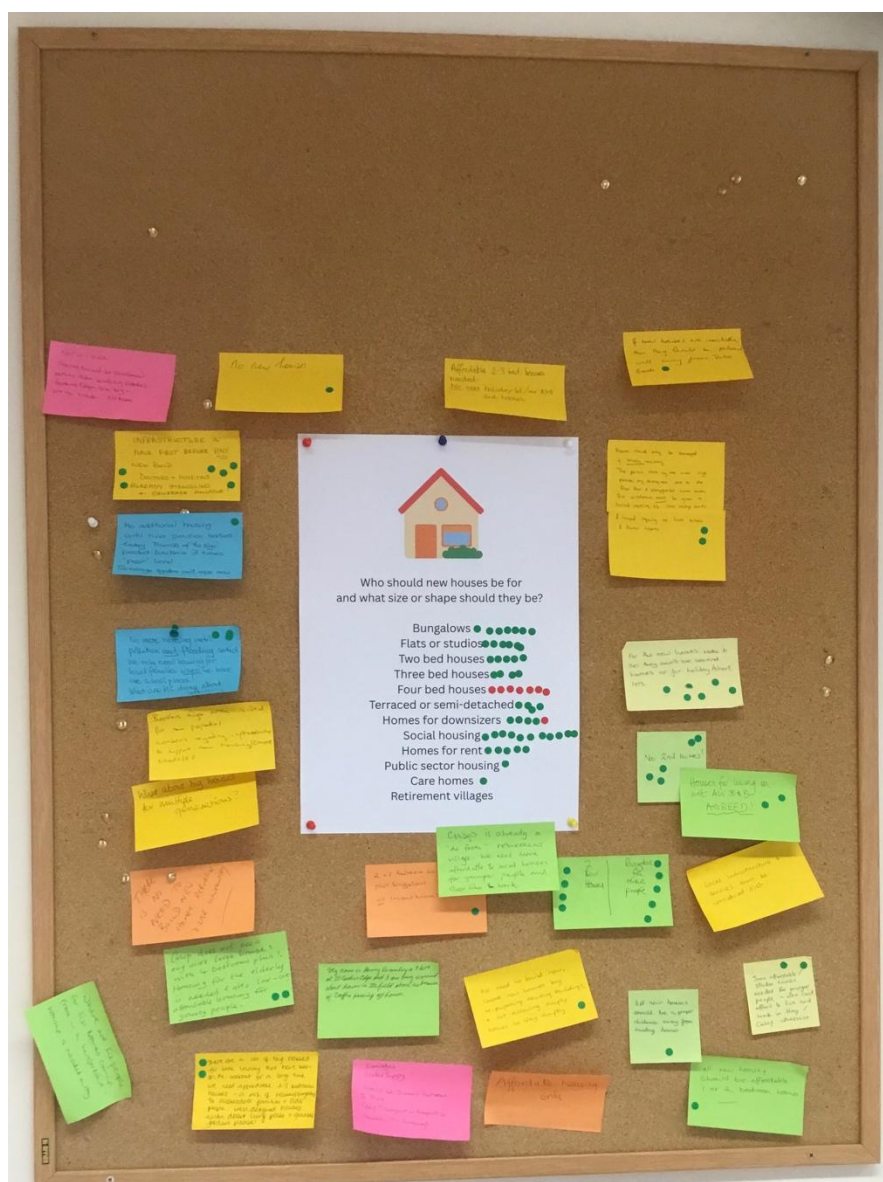
Age over 67 - 39

Board 1- Mission Statement and enlarged copy of Cusop Parish Council NDP Briefing.



- a. Protect the environment at all costs. No new development in Dingle
- b. Protection of green spaces and wildlife Essential
- c. Please make it absolutely clear to Herefordshire planning dept that any proposed development outside the Settlement Boundary is unacceptable regardless of merit
- d. There are more empty dwelling-places in the UK than people needing a home. There is no need to build any new houses
- e. Do we actually need more housing or is the land proposed actually available?
- f. Are these houses needed or is it that they have been allocated? Where do people really want or need to live in Herefordshire – public transport is not local
- g. It is very important to protect green space/environment in the area. Any building needs to be carefully considered as to where + appreciate that this is why the council is preparing this NDP
- h. We need to challenge the requirement for any new house building in the area – it is not needed.
- i. Now that the housing minister has been kicked out we can assume that UK govt requirements are no longer valid, can't we?
- j. Parish Council should object to top-down building targets and recognise the environment. & ecological sensitivity if the area which precludes need for any new build

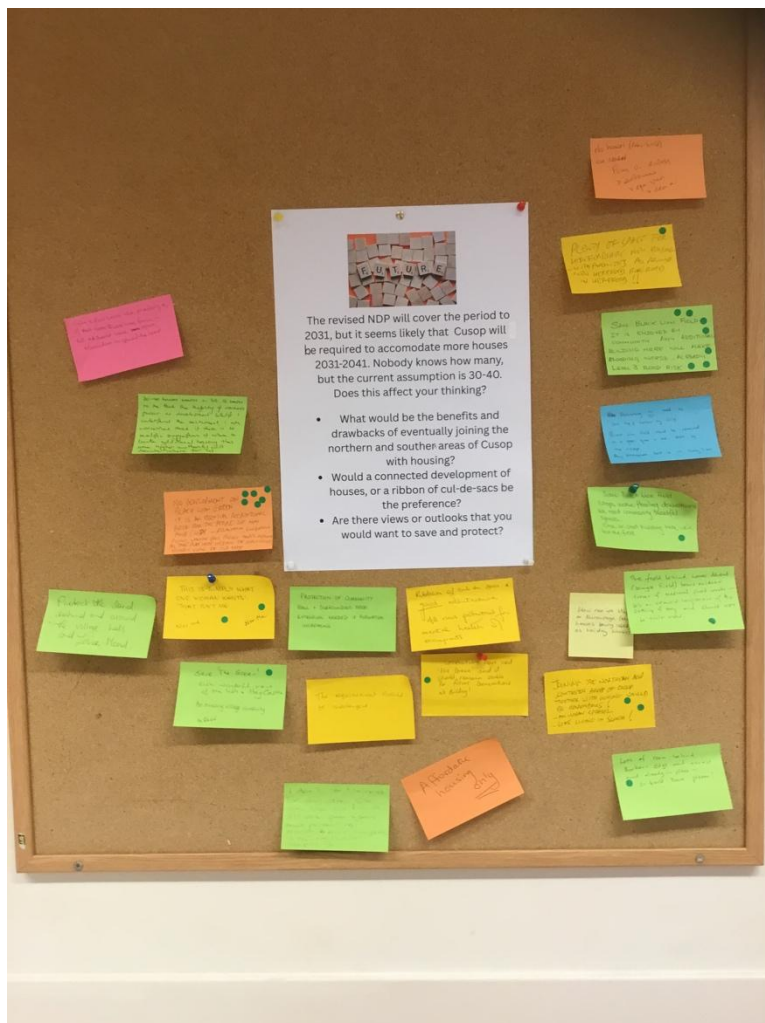
Board 2- Who should new houses be for and what size or shape should they be?



- Bungalows (7 green stickers)
- Flats or studios (6 green stickers)
- Two bed houses (5 green stickers)
- Three bed houses (4 green stickers)
- Four bed houses (7 red stickers)
- Terraced/semi-detached (4 green stickers)
- Homes for downsizes (4 green, 1 red sticker)
- Social housing (11 green stickers)
- Homes for rent (5 green stickers)
- Public sector housing (1 green sticker)
- Care homes (1 green sticker)
- Retirement villages
- Public comments:

- a. No new houses (1 green sticker)
- b. Not in 1 block. Housing should be scattered rather than building estates. Bookers Edge is a big enough estate – No More
- c. Affordable 2-3 bed houses needed. No more holiday let/air B&B 2nd homes
- d. If new houses are inevitable then they should be positioned well away from the Dulas Brook (1 green sticker)
- e. Where are the people for these homes coming from – in Herefordshire – housing is needed in Hay
- f. There are a lot of big houses for sale locally that have been on the market for a long time. We need affordable 2-3 bedroom houses – a mix of houses/bungalows to accommodate families + older people. Well designed houses with decent living spaces and generous gardens please
- g. Cusop does not need any more large houses with 4 bedrooms plus! Housing for the elderly is needed also low-cost affordable housing for young people (2 green stickers)
- h. THERE IS NO NEED TO BUILD NEW HOMES. REPURPOSE & USE UNOCCUPIED
- i. Bookers Edge area is ideal for new properties. Concerns regarding infrastructure to support new housing/transport/schools/G.P.
- j. No more housing until pollution and flooding sorted. We only need housing for local families when we have the school places! What are HC doing about infrastructure (3 green stickers)
- k. No additional housing until river pollution sorted. Today 'Friends of the Wye' posted bacteria 3 times 'poor' level. Sewerage system can't cope now.
- l. INFRASTRUCTURE IN PLACE FIRST BEFORE ANY NEW BUILD. DOCTORS + HOSPITALS ALREADY STRUGGLING + SEWERAGE AN ISSUE (6 green stickers)
- m. No need to build new. Create new homes by re-purposing existing buildings, + not allowing empty homes to stay empty (1 green sticker)
- n. 2 bed houses (4 green stickers)/bungalows for older people (5 green stickers)
- o. What about big houses for multiple generations?
- p. Cusop is already a 'de facto' retirement village, we need more affordable & social houses for younger people and those who work.
- q. 2 & 3 bedroom houses plus bungalows NO second homes (1 green sticker)
- r. My name is (Name redacted) I live at Bookers Edge and I am very worried about houses in the field above us because of traffic passing my house
- s. Sewages. Water supply. Should be shared between 3 sites. Public Transport in Newport St. Health – Dr surgeries
- t. Affordable housing only
- u. All new houses should be a proper distance away from existing houses
- v. All new housing should be affordable 1 or 2 bedroom homes (1 green sticker)
- w. Some affordable/starter homes needed for younger people – who can't afford to live and work in Hay/Cusop otherwise (2 green stickers)
- x. Houses for living in not Air B&B (2 green stickers, plus different handwriting 'AGREED')
- y. No 2nd homes (5 green stickers)
- z. Local infrastructure + services must be considered first
- aa. Homes should only be developed if strictly necessary. The parlous state of the river Wye precludes any development close to the Dulas Brook & Nantyglassdwr water courses. Due consideration must be given to limited capacity of local sewage works & limited capacity of local schools & Doctors surgeries (2 green stickers)
- bb. For the new homes make it so they can't be second homes or for holiday/short lets (6 green stickers)

Board 3- Housing



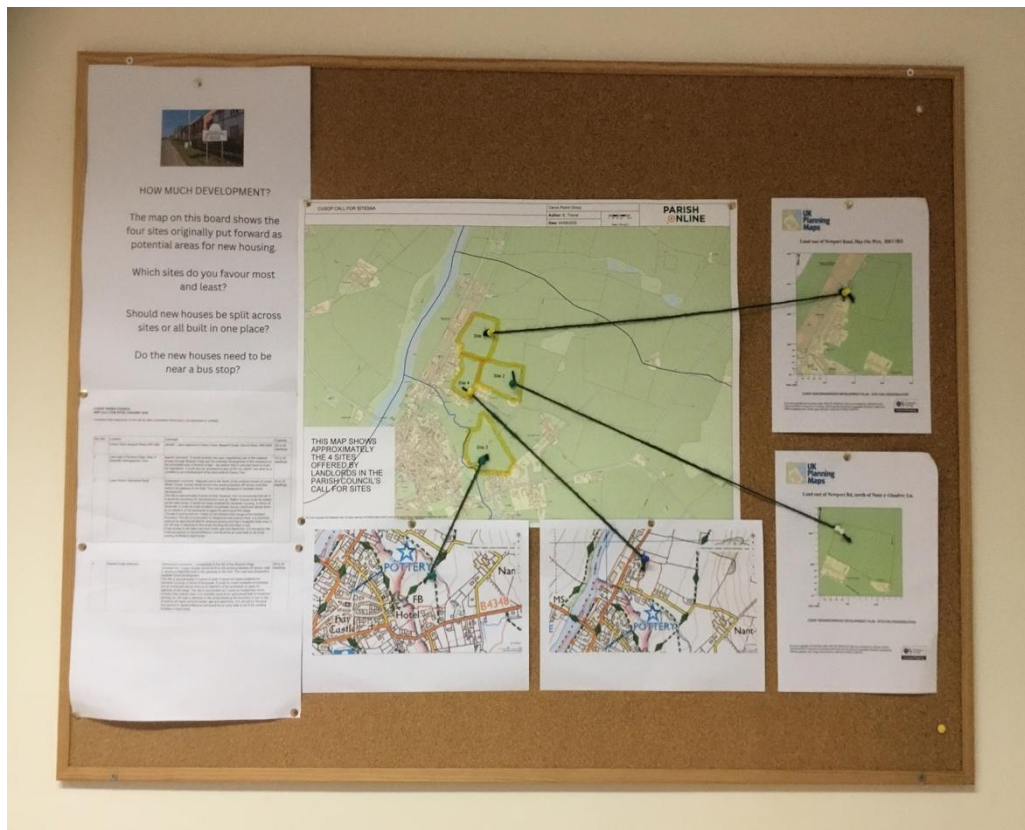
The revised NDP will cover the period to 2031, but it seems likely that Cusop will be required to accommodate more houses 2031-2041. Nobody knows how many, but the current assumption is 30-40. Does this affect your thinking? What would be the benefits and drawbacks of eventually joining the northern and southern areas of Cusop with housing? Would a connected development of houses of a ribbon of cul-de-sacs be the preference? Are there views or outlooks that you would want to save and protect?

Public Comments:

- a. Only a few have the privilege of views from Black Lion Green – all should have some allocation to spread the load
- b. 30-40 houses seems a lot. It seems to me that the majority of comments favour no development. Whilst I understand the sentiment, I am concerned that if there is no realistic suggestion of where to locate additional housing then some higher authority will decide where for us
- c. NO DEVELOPMENT ON BLACK LION GREEN IT IS AN ESSENTIAL RECREATIONAL AREA FOR THE PEOPLE OF HAY AND CUSOP – RELAXATION, SUNBATHING, PICNICS, WALKING DOGS, FLYING MODEL AIRPLANE, ALL TAKE PLACE HERE ENJOYING THE MAGNIFICENT HISTORIC VIEWS OF OLD HAY (6 green stickers)

- d. Ribbon of cul-de-sacs & good architecture. All views protected for mental health of occupants
- e. PROTECTION OF COMMUNITY HALL + SURROUNDING AREA EXTENSION NEEDED IF POPULATION INCREASING
- f. THIS IS SIMPLY WHAT ONE WOMAN WANTS! THAT ISN'T ME. (2 green stickers, 2 separate remarks in different handwriting, 'Nor me' 'Nor me')
- g. Protect the land behind and around the village hall and Lower Mead
- h. I don't see the need for any site other than site 1 or site 4. All other green spaces need protecting. Although public transport is non-existent on Newport Street
- i. Save 'The Green' such wonderful views of the hills & Hay castle. An amazing village amenity (One green sticker. In different handwriting 'AGREE')
- j. The requirement should be challenged
- k. Save Black Lion Field. Stops worse flooding downstream. We need community beautiful spaces. Once we start building here we've lost the field (1 green sticker)
- l. Generations have used 'the Green' and it should remain useable for future generations. No building! (1 green sticker)
- m. JOINING THE NORTHERN AND SOUTHERN AREAS OF CUSOP TOGETHER WITH HOUSING WOULD BE HORRENDOUS! -AN URBAN SPRAWL – LIKE LIVING IN SLOUGH! (2 green stickers)
- n. Lots of room behind Bookers Edge and access road already in place – so build there please (1 green sticker)
- o. The field behind Lower Mead (Dingle Field) bears evident traces of medieval field works – it's an essential component of the setting of Hay and should NOT be built over (1 green sticker)
- p. How can we stop or discourage (new) houses being used as holiday homes?
- q. Absolutely no need to join top and bottom of Cusop. Black Lion Field should be retained as a green space in the centre of the village. Any development should be at Cherry Trees
- r. SAVE BLACK LION FIELD IT IS ENJOYED BY COMMUNITY. ANY ADDITIONAL BUILDING HERE WILL MAKE FLOODING WORSE – ALREADY LEVEL 3 FLOOD RISK (7 green stickers)
- s. PLENTY OF SPACE FOR HEREFORDSHIRE NEW HOUSING WITH AMENITIES ALL AROUND NEW HEREFORD RING ROAD IN HEREFORD!! (1 green sticker)
- t. No houses (new-build) are needed. Focus on ecology & environment & open spaces & clean air
- u. Affordable housing only

Board 4- How Much Development?



The map on this board shows the four sites originally put forward as potential areas for new housing. Which sites do you favour most and least? Should new houses be split across sites or all built in one place? Do the new houses need to be near a bus stop?

Site 1. Cherry Trees, Newport Street HR3 5BZ

Site 2. Land east of Bookers Edge, rear of Sawmills, Nanttyglasdwr Lane

Site 3. Lower Mead, Hardwicke Road (Note, known locally as any of: Dingle Field, Black Lion Field or Black Lion Green)

Site 4. Bookers Edge extension

Public comments:

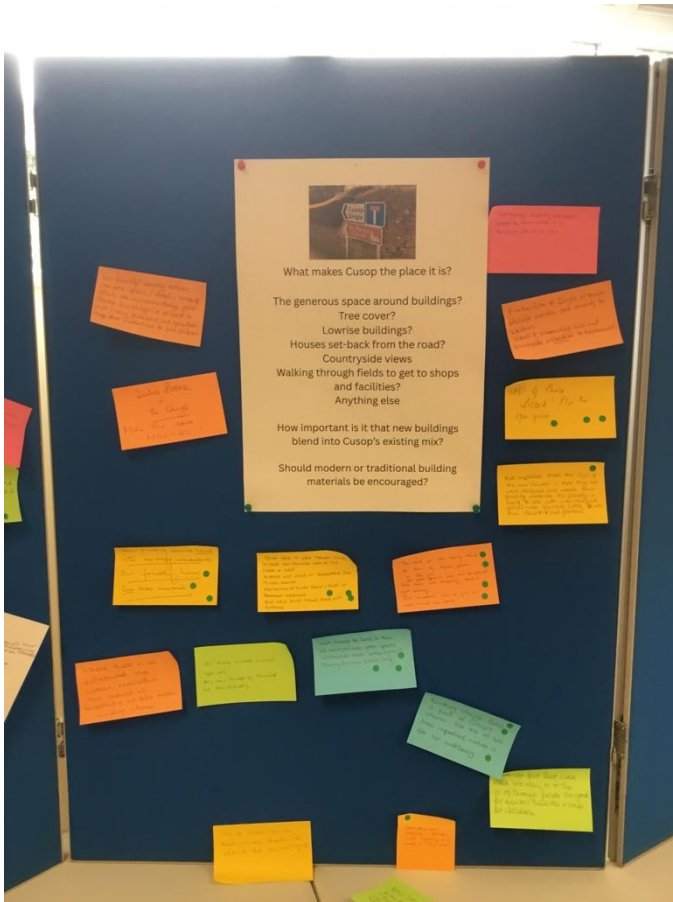
- Plot 1 should be sufficient (6 green stickers)
- It would be a shame to build any houses on Black Lion Green (7 green stickers)
- Black Lion Green should be left alone (6 green stickers)
- Nothing on Black Lion Green – it is too important and needs to be cherished.
- Favour Cherry Trees WHEN WE HAVE INFRASTRUCTURE Not Black Lion Field (9 green stickers)
- WOULD FAVOUR SITE 1 ONLY INFRASTRUCTURE NEEDS TO BE IN PLACE WHO IS LOOKING AT SEWERAGE DOCTORS, SURGERIES + THE HOSPITAL IN HEREFORD? ALL INADEQUATE NOW!
- Favour most Cherry Trees. Favour least Black Lion Field. (3 green stickers)
- Favour Newport St. Favour least, Black Lion Field (5 green stickers)

- i. Site 3, Lower Mead is a much loved green space at the heart of the community – Should be last considered and even protected – Housing Targets can easily be met on the alternative sites (1 green sticker)
- j. PEOPLE CAN'T USE THE BUS SERVICE BECAUSE IT'S USELESS SO DON'T USE IT AS AN EXCUSE TO BUILD HOUSES ON BLACK LION GREEN (1 green sticker)
- k. Site 3 should be left alone. It is a beautiful & peaceful site. Focus on sites 1 & 4 (3 green stickers)
- l. The access road to site 4 is very narrow and runs between 2 existing houses. If they built on site four the traffic here would be very heavy once the houses were built. Also, if they built on site 4, the builders lorries, machinery etc would make life intolerable for the owners of the aforementioned properties.
- m. Site 3 is totally unacceptable for environmental reasons. Any development here will pollute Dulas Brook.
- n. My preference would be Site 1. (Name redacted)
- o. Any new build should be for starter and affordable homes only. Site 1 + 2 only
- p. How come there is no site proposed in Cusop Dingle? Hard to believe there is nothing suitable. Dingle Mafia? (3 red stickers) (different handwriting 'Road does not have the capacity')
- q. Protection of the environment & preservation of unique habitat
- r. The allocation should be split between all sites & not all in Newport St. single stories in Newport St. Shops easy for older folk
- s. Affordable housing only
- t. Would favour site 1 then 2, 4. Would not favour site 3
- u. Too much risk of flooding to make any of the sites acceptable (1 green sticker)
- v. Site 3 is used as 'Common Land' by the whole community and definitely not be used for development (1 green sticker)
- w. Please don't build on Black Lion field. This wonderful field + the Dulas Brook links Cusop + is an important amenity. (1 green sticker)
- x. There should be no development on or near Black Lion Green. This is a heritage site where William Seward, Christian Martyr, was stoned to death. He is buried in Cusop churchyard. (1 green sticker)
- y. Development in Newport Street is the most logical – close to facilities and ability to walk into Hay or shop at the Co-op. (1 green sticker)
- z. Need to address issues around water – sewerage, flooding, run off into Wye – before considering development. That said, Site 1 is the most appropriate as allows easy access into Hay (1 green sticker)
- aa. Absolutely not site 3. The sewerage system is always getting blocked around Lower Mead.
- bb. Site 3 is totally unacceptable. Please remove it.
- cc. SITE 1 – BUT NOT FOR THE NUMBER STATED!
- dd. Plot 3 – Black Lion Green is effectively common land & is important for the life of the village. Please do NOT allow building here!
- ee. Absolutely NO building should happen on Black Lion Field. A precious local amenity with wildlife both river corridor and mature tree hedge boundary
- ff. Favour land North of Nantyglassdwr Lane
- gg. Favour Newport Street
- hh. Favour sites 1 & 3 (2 green stickers, 5 red stickers)
- ii. The Black Lion Field is of more value to this community if it remains undeveloped. About 75% of its boundary is shared with two watercourses, Dulas Brook and Nantyglassdwr. The former is recognised to be of better water quality than the Wye and worthy of protection. The land forms an important bulwark to protect it. The land is accessible not only to the people of Cusop but also of Hay, via the extremely pretty and unusual community of Black

Lion Green. It carries two public footpaths including the Wye Valley Way, an important amenity for not only locals but also many walkers from afar. Thanks to the generosity of the family who farms it the land is used widely as a public space for walking, especially dog walking, and in that respect a recognised place for social interaction. The land is of an appealing undulation and profile which makes it aesthetically pleasing but also would result in visual impairment if it were built on. Anecdotally the Black Lion field apparently has some historical significance- perhaps Cusop History Society could help in elucidating this. From an agricultural perspective the land has been permanent pasture for many years and probably nurtures a well established mixed pattern of vegetation, something considered of value in current agricultural thinking. This may be worth investigating further to establish its ecological significance. With regard to building development and the landscape: the current building pattern is 'bookended' by the Village Hall. Development beyond this line could well look incongruous. The idea has been mooted that it would be a suitable place for further sheltered/elderly accommodation. The arguments for this could be seen as rather weak: it is nowhere near any amenities other than a bus stop where the frequency of buses is so low as to be irrelevant. Such accommodations would be much better sited in Hay, closer to amenities and just as convenient for catching the occasional bus. It might be possible to obtain data from Dial-a-Ride as to usage by the current Lower Mead residents. Turning to other sites. They are on flat land with easy access by road and would not interfere with land used in any social respect, they should be the preferred sites. There are no reasons not to build on them. (1 green sticker)

- jj. I drove for Dial-a-Ride for years, taking lots of elderly people to shops, Drs, hospital appts etc. The public buses do not work for elderly or vulnerable people – they are infrequent, they don't go the places in Hereford that people need (like the hospital) and passengers would have to walk considerable distances and/or wait for hours for a return trip. Dial-a-Ride, or helpful neighbours, pick people up from their houses, take them to where they want to go and bring them home. Bus stops are irrelevant for aged residents but they are essential for young people going to school or college, many of them walk considerable distances to the bus stop during term time.

Board 5 – What makes Cusop the place it is?



This board asks several questions to prompt thought about Cusop Parish itself. They are:

What makes Cusop the place it is?

The generous space around buildings?

Tree cover?

Low Rise Buildings?

Houses set-back from the road?

Countryside views

Walking through fields to get to shops and facilities?

Anything else

How important is it that new buildings blend into Cusop's existing mix?

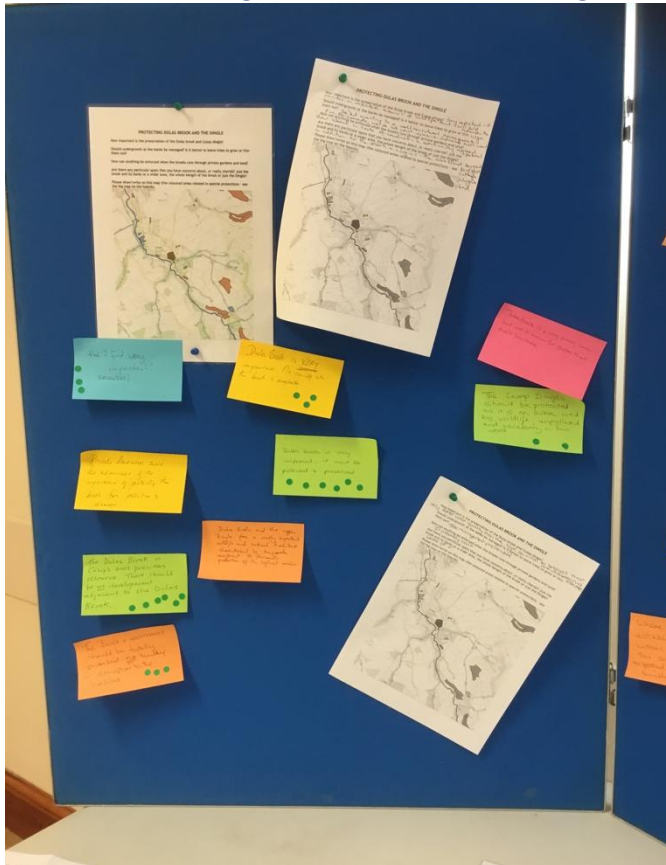
Should modern or traditional materials be encouraged?

Responses were as follows:

- a. Traditional building materials would be favourable and in keeping with local sites
- b. Protection of Dingle as special wildlife corridor and amenity for walkers – views of surrounding hills and countryside essential to be preserved
- c. All of those listed! Plus the open spaces (3 green stickers)
- d. More important than the styles of new homes is that they are well designed and make form quality materials; eco friendly and built to last, with well designed spaces – not terrible little boxes. Also decent sized gardens. (1 green sticker)

- e. "Eco friendly" usually involves concrete/glass/steel, none of which are environmentally good. Stone buildings (or at least in part) very pleasant and sympathetic. Huge glass windows bad for bird strikes.
- f. Dulas Brook & The Dingle make the area MAGICAL!
- g. Where there is an established style/historic architecture this should be respected and no ultra-modern building allowed.
- h. New building should blend into existing architecture. Eco friendly homes. Low rise essential. (3 green dots)
- i. All these make Cusop special. Any new building should be eco-friendly
- j. Being able to walk through fields to shops and facilities part of the charm of Cusop. Already lost views of Mousecastle due to new housing. Protection of Dulas Brook and River of paramount importance. Any new build should blend with existing. (3 green dots)
- k. The need for new housing should be driven by organic growth i.e., Jobs first. All green spaces in Cusop must be retained. New Houses must absolutely blend in with existing. Due consideration must be given to already stretched local services. (4 green dots).
- l. Walk through the fields to town. We must preserve green spaces. Infrastructure needs sorting by H.C.!!! Housing for local families only. (3 green dots)
- m. Use of stone as a traditional material should be encouraged.
- n. Dark skies are inspiring – please limit lighting and make it 'face down'. (1 green dot)
- o. Walking through fields is part of Cusop's charm. We are all told how important nature is for our well-being. (3 green dots)
- p. New housing should blend in with the older buildings as some of the newer ones look like super markets.
- q. I love the fact that I can walk into Hay or to the Co-Op through fields so good for mental health and safe for children.

Board 6- Protecting Dulas Brook and The Dingle



The attendees could either answer questions and draw areas they would like to see protected and/or put “post-it” note comments on the board.

From the questions, attendees answered the following:

How important is the preservation of the Dula Brook and Cusop Dingle?

- Very Important – it provides an important reservoir of wildlife that will help replenish the Wye
- Very. Better water quality than the Wye so vital to species that are disappearing elsewhere
- Preserve water quality as it feeds into the Wye

Should undergrowth at the banks be managed? Is it better to leave trees to grow or thin them out?

- Yes, but according to a well considered management plan. For example, we do not want invasive Japanese Knotweed
- Tree management preferable
- The banks should be managed to prevent flooding

How can anything be enforced when the brooks runs through private gardens and land?

- How about a code of conduct – a community agreed protocol
- It probably can't
- This is a legal question. I don't know

Are there any particular spots that you have concerns about or really cherish? Just the brook and its banks or a wider area, the whole length or the brook or just the Dingle?

- In addition to the Brook and margins – the woodland beyond Brickyard Cottage alongside brook
- Whole of it

- Especially important all the length of the Brook

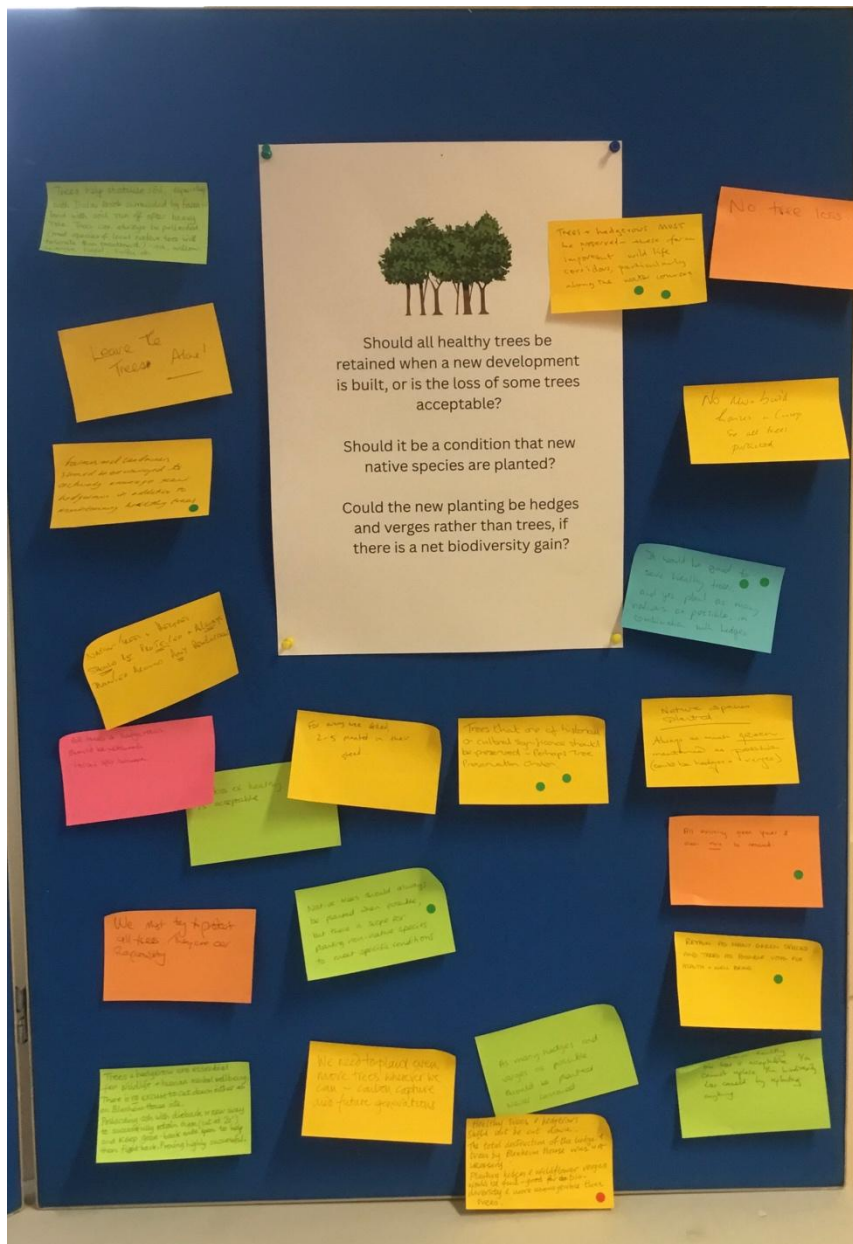
Please draw/write on this map (the coloured areas related to special protections – see the big map on the boards)

- Attendees didn't draw/write on the map

"Post-It" note comments:

- This I find very important. Seconded (3 green dots)
- Dulas Brook is a very pretty area but not so much for people that don't live there
- The Cusop Dingle should be protected as it is an area used by wildlife, unpolluted and necessary in this world (2 green dots)
- The Dulas Brook is very important, it must be protected and preserved (6 green dots)
- Dulas Brook and the Upper Dingle form a really important wildlife and natural habitat characterised by temperate rainforest. It demands protect if the highest order.
- The Dulas Brook is Cusop's most precious resource. There should be no development adjacent to the Dulas Brook (6 green dots)
- The Brook and environment should be totally protected. No building or disruption to the habitat (3 green dots)
- Dulas Brook is VERY important. No run-off into the Brook is acceptable (3 green dots)
- Private land – owners should be reminded of the importance of protecting the Brook from pollution and damage.

Board 7- Should all healthy trees be retained when a new development

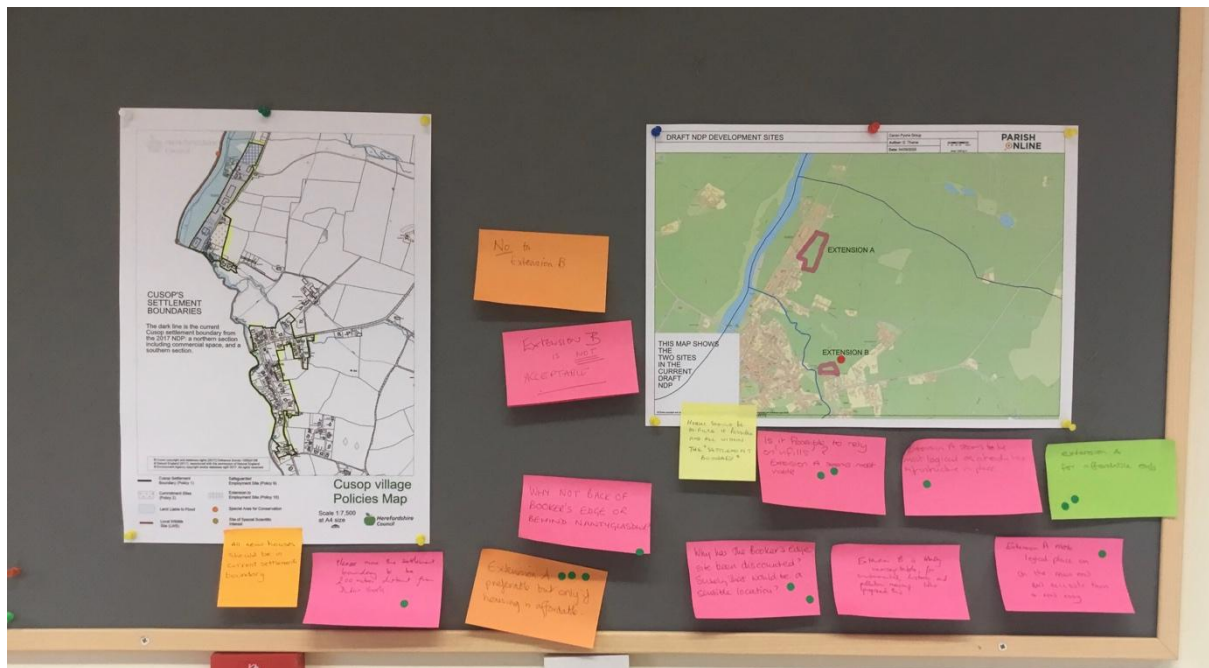


Should all healthy trees be retained when a new development is built, or is the loss of some trees acceptable ? Should it be a condition the new native species are planted ? Could the new planting be hedges and verges rather than trees, if there is not a biodiversity gain ?

- Trees help stabilize soil, especially with Dulas Brook surrounded by farm land with soil run off after heavy rain. Trees can always be pollard (most species of local native tree will tolerate this treatment) – ash, willow, sycamore, hazel, holly etc
- Leave the trees alone !
- Farmers and landowners should be encouraged to actively manage their hedgerows in addition to maintaining healthy trees (1 green dot)
- Native trees and hedges should be protected and always planted around any development
- All trees and hedgerows should be retained. Houses split between.
- No loss of healthy trees is acceptable

- g. Trees and hedgerows are essential for wildlife and human mental wellbeing. There is no excuse to cut down either on Blenheim House site. Pollarding ash with dieback is new way to successfully retain them (cut at 20') and keep gene-bank wide open to help then fight back. Proving highly successful.
- h. We must try to protect all trees. They are our responsibility.
- i. For every tree felled, 2-5 planted in their stead.
- j. Native trees should always be planted when possible, there is scope for planting non-native species to meet specific conditions (1 green spot)
- k. We need to plant even more trees wherever we can – carbon capture and future generations
- l. Trees that are of historical or cultural significance should be preserved – Perhaps Tree Preservation Order (2 green spots)
- m. Healthy trees and hedgerows should not be cut down – The total destruction of the hedge and trees by Blenheim House was not necessary. Planting hedges and wildlife verges would be fine – good for bio-diversity and more manageable than trees. (1 red dot)
- n. As many hedges and verges as possible should be planted. Never removed.
- o. Not mature or healthy tree loss is acceptable. You cannot replace the biodiversity loss caused by replanting anything.
- p. Retain as many green spaces and trees as possible. Vital for health and well being. (1 green spot)
- q. All existing green spaces and areas must be retained. (1 green spot)
- r. Native species planted – Always as much green maintained as possible (could be hedges and verges)
- s. No new-build houses in Cusop as all trees protected.
- t. It would be good to save healthy trees and yes plant as many natives as possible, in combination with hedges (2 green dots)
- u. Trees and hedgerows must be preserved. These are important wild life corridors, particularly along the water courses (2 green dots)
- v. No tree loss

Board 8- Settlement Boundary maps



Public comments

- a. Please move the settlement boundary to be 200 metres distant for the Dulas Brook (1 green sticker)
- b. No to Extension B
- c. Extension B is NOT acceptable
- d. WHY NOT BACK OF BOOKER'S EDGE OR BEHIND NANTYGLASDWR? (1 green sticker)
- e. Extension A preferable but only if housing is affordable (3 green stickers)
- f. Why has the Bookers Edge site been discounted? Surely that would be a sensible location? (2 green stickers)
- g. Is it feasible to rely on 'infills'? Extension A seems most viable (2 green stickers)
- h. Extension B is totally unacceptable, for environmental, historic and pollution reasons. Who proposed this?
- i. Extension A seems to be most logical as already has infrastructure in place (1 green sticker)
- j. Extension A a more logical place on the main road and access to town and road easy (1 green sticker)
- k. Extension A for affordable only (2 green stickers)
- l. Houses should be infills if possible and all within the 'settlement boundary'
- m. All new houses should be in current settlement boundary

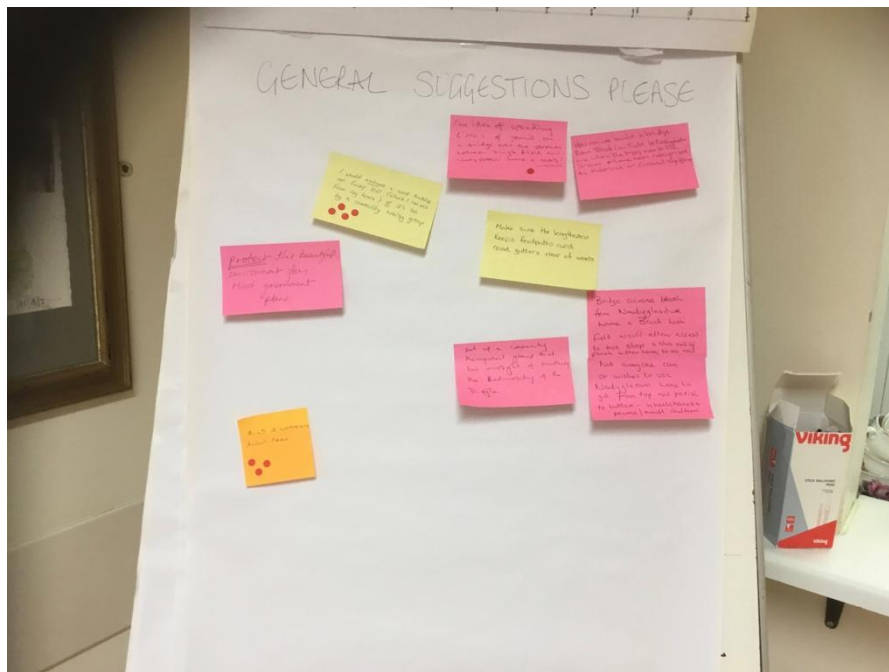
Development sites

Based on feedback from meetings of the NDP Review Group the revised NDP currently anticipates that 6 new semi-detached bungalows could be built on Dingle Field (Black Lion Field). This is Extension B. The remaining five or six houses could be sited at Cherry Trees opposite Huws Gray. This is Extension A. This map is a rough approximation of where the extensions to the settlement boundaries would be. Settlement boundaries are the area within Cusop where new building is normally permitted. Please write draw in this map/page to show what you think.

Public comments

- a. 2 green stickers
- b. WHY HAS THE PARISH COUNCIL DECIDED NOT TO GO WITH THE BOOKERS EDGE/BACK OF NANTYGLASDWR. NO EXPLANATION !
- c. If new houses have to be built then Extension A is preferable to 'B'
- d. Do not build on Black Lion Field !!!!
- e. Black Lion Field should be protected. The Cherry Tree extension A site is large enough to provide the required houses, has good access and is the obvious choice
- f. I thought the playground was going to be excluded from the settlement zone

Board 9- General Suggestions and ideas



- a. Bridge across brook from Nantyglasdwr Lane and Black lion Field would allow access to bus stop and this end of parish without having to use road.
- b. Not everyone can or wishes to use Nantyglasdwr Lane to get from top end parish to bottom – wheelchairs & prams/small children
- c. Set up a community management group that has oversight of maintaining the Biodiversity of the Dingle
- d. Make sure the lengthsman keeps footpaths and road gutters clear of weeds
- e. How can we build a bridge from Black Lion Field to Nantyglasdwr Lane when the trees next to the stream have been categorised as Historical or Cultural Significance
- f. The idea of spending £000's of pounds in a bridge over the stream between Dinglefield and Nantyglasdwr Lane is MAD ! (1 red sticker)
- g. I would welcome a wind turbine on Cusop Hill (which I can see from my house) IF it's run by a community energy group (4 red stickers)
- h. Build a community solar farm (3 red stickers)
- i. Protect this beautiful environment from mad government plans.

General Suggestion Box

Public transport is a real challenge for Hay. It maybe wouldn't be fair to provide a lot more housing if people have to own their own car in order to leave the town.

Rather than housing estates with large number of houses would it be an option to build individual houses on smaller plots ?

Next steps

- To ask local businesses for input
- To reach community members that were unable to attend the event and would like to input their views