

NDP CONSULTATION ORGANISING COMMITTEE
18th September 2025

CUSOP PARISH COUNCIL
8th October 2025

CONSULTATION ON NDP AIMS AND OBJECTIVES

From late July until early August the Parish Council hand delivered a 4-page colour A4 leaflet to all households, NDP Briefing. The back page invited comment on a series of questions related to the aims and objectives of the 2017 Neighbourhood Development Plan. The understanding was (and is) that evidence of public support for the aims and objectives will be central to the success of the revised 2025 plan.

Responses were submitted in writing (total 9) and by email (total 9). The original questionnaire is pasted at the end of the report.

This report summarises the responses.

Question 1: The aims of the plan are (a) to enable development while protecting the local environment by maintaining a clear visual and functional distinction between built-up areas and countryside. Do you agree?

Yes, but no building on Black Lion Field please.

I agree. We do need to protect the environment and keep a clear distinction between built up area and the countryside.

Yes, but for clarity, Black Lion Field is not an extension of Lower Mead and should not be built on.

Not completely: part of the character of the parish is that there is some housing spaced between fields, e.g. Nantyglasdwr Lane, Hardwicke Road, Watery Lane, Scudamore Common, Church Road, Threeway Hill and along the Dingle above Church Road.

No, building on sites which are all historically agricultural is not maintaining distinction between built up areas and countryside.

Yes

Yes

Yes

Yes

It depends where the boundary between built-up areas and countryside is drawn. We have recently seen Cusop Dingle reduced by the destruction of a hedge and trees during nesting season.

Yes, agree.

No, in the Nantyglasdwr Lane area the lines are already blurred.

No.

Yes.

This is perhaps the ideal situation but if its not achievable then alternatives should be considered.

Question 2: The aims of the plan are (b) To enable sufficient new housing while maintaining or improving the balance of housing in terms of size, design and neighbourhood impact. Do you agree?

No, houses should only be built if needed.

No, there is no real need for more housing in Cusop. This programme is being driven by central government.

Yes

This government should be using existing empty housing stock, empty business premises and brown field sites. This is a political decision that Herefordshire should stand against. We need food for the future from our farms.

Yes.

Yes.

Yes.

Yes.

For many years there has been an imbalance with no housing for the elderly who have had to leave the area to find suitable housing. More affordable housing should also be a priority.

Yes, agree.

Yes.

I agree.

As our society progresses we need to take into consideration the materials used for new builds and the impact it has on the environment. I feel this could cause alarm for some residents who may be more in favour of traditional material.

Question 3: The aims of the plan are (c) To enable growth of the local economy while protecting and strengthening its distinctive character. Do you agree?

No. The local economy is based on farming and tourism. Young people have to move away to find other jobs opportunities. The only exception being remote learning and work, totally IT-based jobs.

Yes.

Yes.

Yes.

Yes.

What? More stuff for tourists! Ho about the locals? How about a dentist and not travelling miles to the Dr?

Yes.

Yes, but on the strict proviso that any development is restricted to the existing industrial/residential area in Newport Street.

Business must be kept in the existing business area.

Undecided, growth will mean unwanted development.

Yes.

OK.

Yes.

I agree.

I'm not quite sure of the term distinctive character – what is this distinctive character?

Question 4. The aims of the plan are (d) to protect the local environment by identifying locally distinctive assets. Do you agree?

Yes, Black Lion Field is a locally distinctive asset.

Yes, all local green spaces and areas should be protected.

Yes.

How are you doing this conflict of interests by building on farm land. Black Lion Field is widely used as a valued open space of beauty by man people, local and visitors.

Yes.

Yes.

Yes.

Yes.

The aim must be to identify and protect local environmental features in particular the Dulas Brook

which is uniquely clear from pollution and sustains a wide variety of fauna and flora. Also, the ancient woodland at the top of the dingle. To preserve hedgerows and trees.

Yes agree.

Yes.

Yes.

Again it would be helpful to know exactly what these assets are and what protection is needed.

Protect local environment: I am very concerned that Dingle Field also known as Black Lion Field is still on offer as a possible building site. This is an ICONIC FIELD and should be kept in perpetuity for the people of Cusop, Hay on Wye and Clifford. It gives walkers visiting Hay a magnificent view of the town and Castle, it is also a much loved spot to see the early lambs chasing each other around the field, on snowy days local children play in the snow and sledge down the hills. All this would be lost just for the sake of ugly houses, possibly used as holiday homes. NO IT MUST NEVER BE BUILT ON. The Moor Estate (all inherited) have a duty of care towards Cusopian's ancestors who worked on their lands many years ago. [redacted]

Yes.

I agree.

Question 5. What would you add or subtract from these aims?

I would make protection of the natural environment, especially the Dulas Brook, a priority.

To protect the local environment by identification of critical potential hazards, e.g. pipelines, sewage, flooding etc.

To provide housing for assisted living and elderly and two-three bed.

You can't reconcile them with the sites offered! Try for other sites, but we don't really have the choice in Cusop

Add development of infrastructure to support the new housing and additional people who will occupy it, e.g. more drainage/sewage capacity, doctors/dental surgeries, public transport, food shops and employers.

If house building is mandated by Herefordshire then maximum use should be made of in-fill and the amenity of existing residents should be protected

Water pollution to be eliminated from all sources in Cusop. Reforestation plan. If the parish plan can define the outside look of the houses can it also define the interior functionality to make sure that houses work for the residents? We need attractive propositions to encourage residents who are currently under-occupying larger houses to downsize. I would suggest 2 decent size bedrooms, possibly a 3rd smaller bedroom/office, garage, garden, utility room and lots of built in storage. Or some nice one and 2 bedroom apartments for those who don't want the hassle of a garden.

Providing more 'Starter Homes' for young people.

The requirement to enable development is an imposition by central government and lobbied by property developers. The plan should be aimed at protecting Cusop from unsuitable development, not enabling development.

Question 6. If Cusop had to find plots for 8-10 new houses, where would you prefer them to go?

Cherry Orchard and Hardwicke corridor.

Cherry Orchard.

An extension of the Lower Mead development for bungalows adjacent to the village hall at the top of Black Lion Field, and land adjacent to Cherry Tree for 2 and 3 bedroom homes.

Cherry Trees as it is onto a main road and near other buildings.
Cherry Tree and Black Lion Green.

Cherry Tree and Black Lion Field.

Newport Street.

It is hard to believe that there is no suitable land in Cusop Dingle for development. After that we would suggest Cherry Tree on Newport Street and or a small development on Black Lion Field or a section of it.

Not Black Lion Green which is a heritage site. The Christian martyr William Seward was stone and later died. Newport Street is the most logical place with access to a supermarket and Hay by foot and a well-maintained road.

Somewhere where waste treatment work can cope with new houses.

Are there any brown field sites available?

Any more available plots available to expand the Bookers Edge site?

I think the answer is all the land either side of Newport Road, Hardwick Road, Nantyglasdrw Lane, Cusop Dingle, Church Lane and Church Road. I see no reason why the development plan should not invite a doubling in the number of dwellings.

If you have to find plots for 8-10 new houses I would like them to be situated in the area you have identified on Newport Road (opposite Co-op). It seems that the field behind Bookers Edge and further along this section of road have access to good infrastructure and are suitable for further development. I would not like to see houses on Black Lion fields behind Cusop Village Hall.

If bungalows for old people (preferably not described as 'aged persons') in 'Black Lion Field' (Dinglefield) behind Cusop Village Hall.

If affordable 2-storey houses for younger people on the Cherry Trees site.

Bookers Edge and Newport St, provided that is acceptable to residents in those areas. NOT Black Lion Field, Cusop Dingle, nor any area near Dulas Brook.

If houses are to be built there is already a roadway from Bookers edge into the fields. Yes Newport Street is busy but it feeds a lot of commercial properties and Hay on Wye Co-Op. Bookers Edge

houses seem to be of good quality and apart from them constantly moaning about 'how the light gets in' and trying to close it down they seem perfectly happy for 51 weeks of the year. Without our festivals and much loved Castle Hay on Wy would turn into another dead Welsh town like Talgarth. Fortunately most people moving into the area love the 'buz' these festivals bring to the town.

It makes more sense to me to have the supermarket and town within easy walking distance thereby reducing the use of cars for shopping and parking. Bookers Edge is my favoured position for 8-10 houses, something I would like to add is a bus stop which would also be favourable for people from Hay to shop, especially if they have no transport of their own, also for school children who's parents may move to the new housing. At the same time the plot behind Bookers Edge has access to some lovely footpaths.

Question 6: Do you think certain types of housing are required – older people's homes, 3-bed homes, flats or studio workplaces? Please make your suggestions.

I think that housing suitable for young locally employed people, or studio workspaces are what best fit the aims.

The priority should be homes for the elderly and affordable housing for young families.

2/3 bed and starter type homes are in very short supply, bungalows are also in short supply.

Starter homes/ homes for elderly

Appears to be a need for more bungalows, especially for elderly.

Bungalows on Cherry tree, close to the shops, if they were on Black Lion Field they have a good uphill walk to town.

Only housing for local families. This has the major problem of no school places. Herefordshire council should make clear their infrastructure plans before any of this.

Bungalows for older people and a mix of 2,3 and 4 bedroom homes along with a few larger 4/5 bedroom homes.

No. There is no housing requirement.

No, some of the old peoples homes are already vacant.

Genuinely affordable homes for local young generation.

I think there is definitely a need for housing for older people. I have recently been searching for somewhere appropriate for my elderly grandmother and there is nothing at all suitable, available in the area. One or two bedroom, single storey bungalow or apartment (lift access if on the upper floor). We need another Lower Mead.

I am also in favour of building more smaller houses but I would also like to see some better quality smaller accommodation - if you look at most new build 2 bedroom houses, the bedrooms are so small they can barely fit a double bed and a wardrobe and there is no storage included anywhere. They are seen as low quality 'starter homes' that people will move out of as soon as they can afford.

But this means they are not attractive to older people perhaps looking to downsize after kids have left home.

Yes for (1) older people
(2) young families.

Affordable housing for young people, and workspaces would at least serve a useful function, unlike some of the recent planning applications and approvals for expensive private residences that are of no benefit to the community.

Any houses should be 2/3 possibly terraced to keep the price down and offered to Locals first.

I would like to see more provision for studio space or workshops, but also first time buyers and the elderly. I believe that in Sweden, mixed housing development for the young and old works very well.

We certainly do need more affordable homes for your people the type of homes would presumably depend on the circumstances of the individuals. Some may like rented property, or part rent art buy. one bedroom property could also be considered for people wanting to downsize thereby realising larger/family homes. Bungalows are always a welcome addition for resident needing one level of accommodation. Properties for people with disabilities.

David Thame

Clerk, 18th September 2025

Join the conversation

The aims of the plan are:

(a) To enable development while protecting the local environment by maintaining a clear visual and functional distinction between built-up areas and countryside.
Do you agree?

(b) To enable sufficient new housing while maintaining or improving the balance of housing in terms of size, design and neighbourhood impact.
Do you agree?

(c) To enable the growth of the local economy while protecting and strengthening its distinctive character.
Do you agree?

(d) To protect the local environment by identifying locally distinctive assets.
Do you agree?

What would you add or subtract from these aims?

If Cusop had to find plots for 8-10 new houses, where would you prefer them to go?

Do you think certain types of housing are required - older people's homes, 3-bed homes, flats or studio workspaces? Please make your suggestions.

Your name and email or street address:

Please complete online, or return by hand to Cllr Cheryl Hyde at 8 Bookers Edge, or Cllr John Gibson at Brynglas, Cusop Dingle. You can also email your answers to clerk@cusopparishcouncil.gov.uk

This and all other NDP paperwork, can be found at:
<https://cusopparishcouncil.gov.uk/cusop-parish-council-neighbourhood-plan/>