

Castle Acre Neighbourhood Plan

Results of Questions asked
at Open Event April 7th 2018
Including attendance data.

Does Castle Acre need another Priory Court type building?

Yes = 22 No = 4 85% of 26

Points made:

1. **yes** if it frees up housing stock
2. **yes** if to provide for locals
3. **yes** if there is a demand
4. **no** if it is to encourage more elderly residents to the village

Are 1 & 2 bedroom properties a priority for new build? Thoughts.

Yes = 19 No = 1 95% of 20

Points made:

1. **Yes** needed so young can afford to buy
2. **Yes** 2 beds ideal for young families
3. **Yes** as starter homes owned or rented

Additional points:

1. General 'affordability' is a problem all types of houses are too expensive in Castle Acre, especially for larger families of 4+ children
2. 3 bedroom properties are also important as there are cheaper ones available in Swaffham.

Should we encourage an increase in rentable properties

Yes = 22 No = 1 96% of 23

Points made:

1. **Yes** mortgages are very difficult to get now
2. **Yes** but not via private landlords
3. **Yes** but via housing associations

Additional points:

1. Shared ownership schemes?

Does C.A need to address the ageing population issue by building affordable homes for youngsters?

Yes = 29 No = 94% of 31

Points made:

1. **Yes** in 10 to 15 years time the age of the population will be lower than now (2018)

Additional points:

1. Will cheaper housing encourage 2nd homes and holiday lets rather than encourage the young to move here?
2. Can a N.P affect the types of homes built, or is it driven by demand and developers sale/profit potential.
3. A mix of housing is needed for the whole community.
4. A better transport service would broaden horizons for the elderly and perhaps encourage younger to move here.
5. The old school house could be converted to apartments, can the owner be influenced?

Neighbourhood Plan to restrict property sales to 'would be' permanent residents

Yes = 14 No = 5 74% of 19

Points made:

1. **Yes**, we do not need holiday or investment properties in C.A
2. **Yes**, permanent homes benefit the village facilities throughout the year.
3. **No**, holiday and 2nd homes provide jobs for locals e.g, gardeners, cleaners, etc.
4. **No**, visitors bring income to local businesses, pub, tearooms, shop etc. they all bring 'life' to the village.

Additional points:

1. Holiday homes need facilities in the village to support
2. Different and higher Council tax band for 2nd homes +50%

How do you think low cost housing can be provided in Castle Acre? Thoughts.

Points made:

1. Shared/joint ownership schemes
2. Rentals, especially now mortgages are so hard to get.
3. Use of covenants or similar on new builds to restrict sales for holiday lets / 2nd homes.
4. Only build smaller homes
5. Windfall donation of land from a 'benevolent' landowner.
6. Restrict sale of houses to locals who have lived and worked in the area for a period of time, e.g. 3 years.

Additional points:

1. Would need to be careful that some of the above arrangements did not promote the building of too many houses as a result of trying to make the projects financially viable.
2. A property like the old school could be converted to apartments for the elderly or young couples.

What are the priorities for new build in Castle Acre?

	Yes	No
For young families	52	1
Sold on the open market	24	3
For owner occupiers	28	2
Sold with covenants or similar restricting use	20	23
For established residents of the village	12	23
Holiday Lets	4	58
Social Housing	10	0
Affordable Housing	55	0
Private rental	8	15
Shared ownership	21	7

The 2 highest priorities for new builds in Castle Acre are;

- A. Affordable housing
- B. Homes for young families

The 2 lowest priorities for new builds in Castle Acre are;

- A. Holiday Lets
- B. For established village residents

Ranked by **Yes** Priorities for New Build

Table 1

	Yes	No
Affordable Housing	55	0
For young families	52	1
For owner occupiers	28	2
Sold on the open market	24	3
Shared ownership	21	7
Sold with covenants or similar restricting use	20	23
For established residents of the village	12	23
Social Housing	10	0
Private rental	8	15
Holiday Lets	4	58

TOTALS	234	132
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Ranked by **No** Priorities for New Build

Table 1-1

	Yes	No
Holiday Lets	4	58
Sold with covenants or similar restricting use	20	23
For established residents of the village	12	23
Private rental	8	15
Shared ownership	21	7
Sold on the open market	24	3
For owner occupiers	28	2
For young families	52	1
Social Housing	10	0
Affordable Housing	55	0

TOTALS	234	132
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What would you like to see in new buildings?

	Continuation of varied	Traditional styles	More modern	Combination of different
First Choice	23	17	2	1
2nd Choice	16	19	0	7
Totals	39	36	2	8

Which types of land should be used for future building?

	Arable	Brownfield	Natural Habitat	Infill	Garden Plots
1st Choice	0	26	0	2	0
2nd Choice	6	0	0	13	9
3rd Choice	4	2	1	10	12
4th Choice	15	0	4	2	7
5th Choice	4	0	23	0	1
Totals.	29	28	28	27	29

Favourite Buildings in Castle Acre

Property	Number of Nominations
Bailey Street	2
Drury Lane	1
Castle Square	1
High Street	2
Stocks Green	4
Tudor Lodgings	4
Barnfields	1
The Ostrich	1
The White House (Pye's Lane)	2
Mill House (Fiddlers Green)	1
Brick & Flint	2
Tiled/slate roof	1

**Numbers Attending Public Consultation Events.
Castle Acre Post Codes Only**

	PE32	ROAD NAME	Nos attending
1	2AA	PRIORY ROAD	1
2	2AB	PRIORY ROAD	4
3	2AE	STOCKS GREEN	8
4	2AF	BAILEY STREET	0
5	2AG	BAILEY STREET	9
6	2AH	CUCKSTOOL LANE	3
7	2AJ	BAILEY STREET	2
8	2AL	PALES GREEN	5
9	2AN	PALES GREEN	1
10	2AP	DRURY LANE	2
11	2AQ	NORTH STREET	0
12	2AR	BACK LANE	23
13	2AS	FOXES MEADOWS	2
14	2AT	FOXES MEADOWS	0
15	2AU	TOWN LANE	0
16	2AW	PALES GREEN	0
17	2AX	NEWTON ROAD	4
18	2AY	DE WARRENNE PLACE	2
19	2AZ	NEWTON ROAD	1
20	2BA	NORTH STREET	3
21	2BB	NORTH STREET	0
22	2BD	ST JAMES GREEN	1
23	2BE	ORCHARD LANE	0
24	2BG	MASSINGHAM ROAD	3
25	2BH	ST JAMES ROAD	0
26	2BJ	MANOR FARM	0
27	2BL	OLD WICKEN COTTAGES	0
28	2BN	OLD WICKEN CROSS ROADS	0
29	2BP	OLD WICKEN FARM	0
30	2BQ	HIGH STREET	3
31	2BS	LODGE FARM COTTAGES	0
32	2BT	SANDY LANE	0
33	2BU	SANDY LANE	1
34	2FG	HANNANT'S PIECE	2
35	2XB	PYES LANE	2
36	2XD	PRIORY COURT	0
37	2XE	FOXES MEADOWS	0
38	2XF	BACK LANE	3

Attendees:

- Overall =99
- Non C.A Post Codes =11
- Under 44 within C.A. = 7
- 45-65 within C.A. =43
- 65+ within C.A. =38

Conclusions:

- Older population turned out,
- Younger residents did not!
- Residents of Back Lane possibly viewed the event as an opportunity to express views on current 'call for sites' submission adjacent to new school
- Generally poorer turn out from outlying areas
- Higher attendance from more central locations within the village

