

Syderstone Neighbourhood Plan 2022-2038



Regulation 15 Version

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Syderstone

“A wide common dotted with flocks of geese, red-roofed cottages climbing the hill to the long ivied church with a round Norman tower and a rectory with honeysuckle on its walls ...”

The King's England: Norfolk. Arthur Mee 1940

Introduction

- 1 Syderstone is a small and ancient village in West Norfolk Borough, located between the town of Fakenham and the village of Docking. It is some eight miles from the coast. The village lies in the south of the Parish. Most of the village is built on a low ridge running east to west, overlooking Syderstone Common, a shallow valley which contains the headwaters of the River Tat. To the north of the village is gently rolling agricultural land which comprises the rest of the parish.
- 2 Syderstone lies at the junction of the old Norwich to Hunstanton main road running east – west, and roads going north to Burnham Market and the coast and south towards Swaffham. There is a bypass round the village which removes most through traffic.
- 3 To the south of the village lies Syderstone Common. The area between Rudham Road and Tatterset Road is a designated Site of Special Scientific Interest (SSSI). The western part of this is owned by a local landowner whilst the eastern portion is owned by Norfolk Wildlife Trust. This part of the SSSI is also a listed public Common. As an SSSI the area and neighbouring land is subject to special protection.
- 4 The Common is well known for its heathland and for its winter filled temporary ponds. This has resulted in it being one of the very few inland breeding spots for rare Natterjack toads. The River Tat arises from Syderstone Common, being fed from underground aquifers and surface ponds and is a rare chalk stream. It is a tributary of the River Wensum, which flows through Norwich and after joining the River Yare into the Norfolk Broads. It joins the sea at Great Yarmouth.

Overview of Neighbourhood Planning

- 5 Neighbourhood Planning was introduced by the Localism Act 2011, the legislation for which came into effect in April 2012, giving communities the power to agree a Neighbourhood Development Plan (NDP). It is an important and powerful tool that gives communities such as parish councils statutory powers to agree a shared vision and shape how their community develops and changes over time.
- 6 There is already a policy framework in place that applicants must have regard to when building in Syderstone; these are the national and Local Plan policies. Syderstone is in the Borough of King's Lynn and West Norfolk (BCKLWN), and the Neighbourhood Plan sits within the context of the King's Lynn and West Norfolk Local Plan. The Borough Council has adopted the 2011 Core Strategy and the 2016 Site Allocations and Development Management Policies (SADMP) documents for the Plan period to 2026. The Borough Council is currently working on the emerging Local Plan review with a timeframe to 2040. This is expected to

be adopted in March 2025 superseding the Core Strategy and SADMP.

- 7 The Local Plan sets the overall strategic policies for the borough, such as the amount of new development and the distribution of that development across the borough, as well as promoting sustainable development and protecting the environment. The policies in this NDP need to be in general conformity with the strategic policies and support the delivery of these contained in the BCKLWN Local Plan. The NDP cannot, for example, promote less development than set out in the Local Plan or restrict the delivery of strategic policies. As well as being in general conformity with the Local Plan, the NDP must also have due regard to national planning policy and guidance documents, which is set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).
- 8 Within the Local Plan Syderstone is designated a Rural Village. Rural villages are designated due to having a limited but locally important role meeting the needs of the immediate village. The SADMP (2016) allocated one site, G91.1- Land west of No.26- The Street, which totalled at least 5 residential dwellings (**Figure 1**). This allocation was carried forward in the Local Plan. However, allocation G91.1 has now been built out as of June 2023 and amounted to 0.3ha of land with 5 residential dwellings.
- 9 An NDP contains non-strategic policies to support and add further detail to policy matters already adopted in the Local Plan which are specifically relevant to Syderstone. This includes the mix of housing, design principles for new development, conserving and enhancing the natural and historic environment, protecting local green spaces from development, and setting out other development management policies which are not addressed at a borough level. Importantly, the NDP will contribute to the achievement of sustainable development. Some of the policies in the following sections are not strictly 'planning' related, but it was felt that they were important enough to include in the NDP and designate as 'Community Actions'; something on which the local community and Parish Council will lead the initiative.
- 10 The Policies are intended to meet the Vision and Objectives set out in the following section. They are aimed at guiding decision makers and applicants to address the needs and wants of the community. Development proposals should have regard to all the relevant planning policies in this NDP, and of course those in the Local Plan and national policy.
- 11 Once a NDP has been 'made', following consultation with residents, examination, and a successful local referendum, it becomes part of the statutory development plan for the Parish and will be used by the Borough Council when considering relevant planning applications in the Parish. The Parish Council is keen to ensure that the Plan remains up to date and topical. It is also aware of the emerging Local Plan and the way in which its adoption may alter the strategic planning context in the Borough. In these circumstances, the Parish Council will assess the need or otherwise of a full or partial review of a made Plan within 12 months of the adoption of the emerging Local Plan.

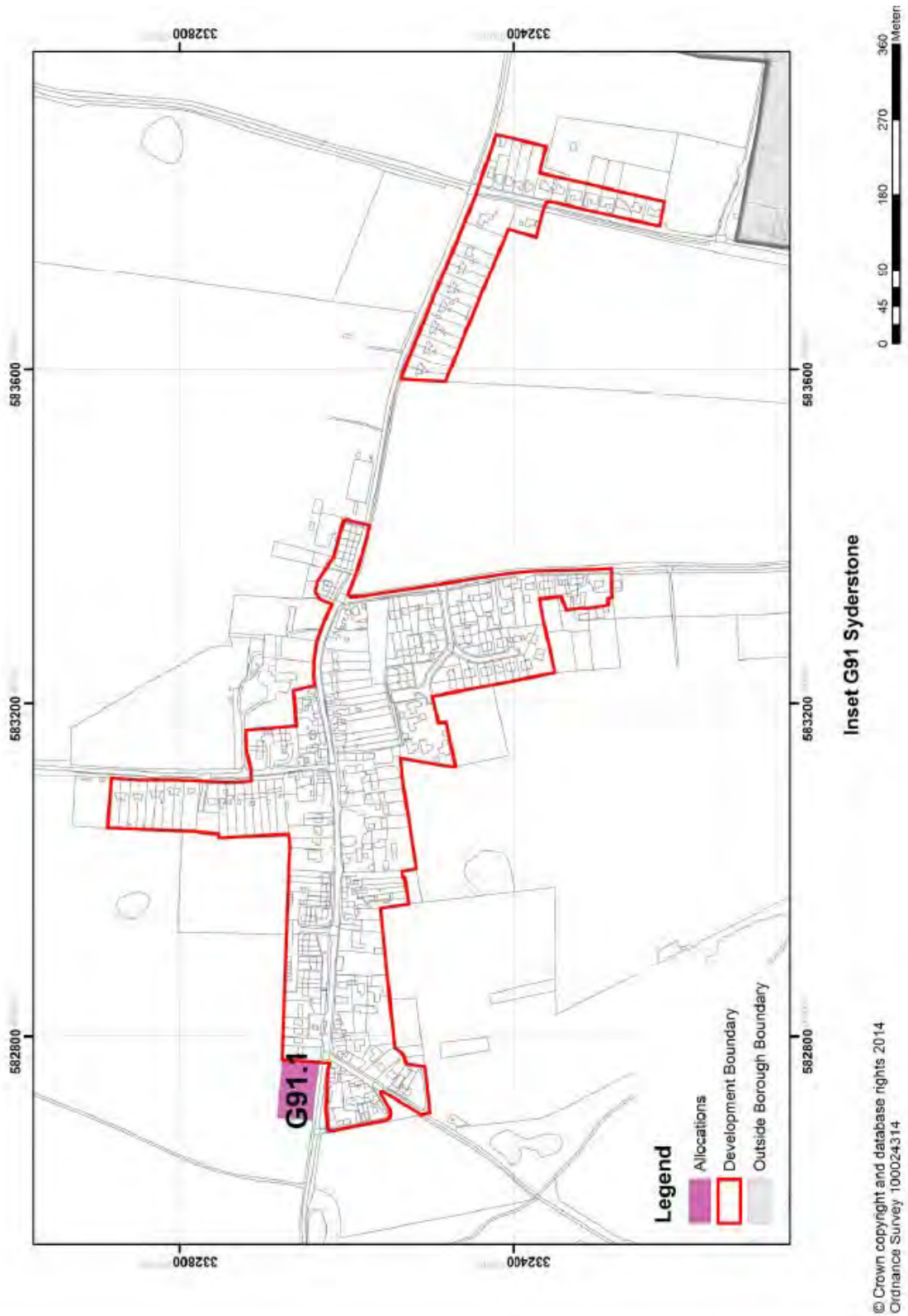


Figure 1: The Syderstone Site Allocation G91.1 2 in the BCKLWN Adopted SADMP (2016)

Vision and Objectives

12 The vision and objectives are set out below which Syderstone Parish Council and the community wish to address in this NDP.

Vision

Our vision is that Syderstone village retains its rural identity and any development coming forward in the next 15 years should strengthen the community by achieving a good balance of housing stock to meet local need and be of a high-quality design whilst respecting our local character.

The plan will protect and highlight our beloved local environment including our natural and historical built assets by designating a few local green spaces, important views, safeguarding green corridors to promote wildlife enhancements and emphasising the historic core of the area.

The plan supports the local businesses present in the village and wishes to retain and support any further economic or community facilities which will benefit the residents.

Objectives

- A.** *Protect and enhance the local character of Syderstone, ensuring that new development is of a high-quality design and sensitively located in line with our local design codes and the historic core.*
- B.** *Ensure future housing development, including the tenure, mix and number of bedrooms, meets the needs of the local population to help retain usual residents in Syderstone.*
- C.** *Protect and enhance Syderstone's natural environment including locally important green spaces and views, trees, hedgerows, and areas which play a role for the local wildlife.*
- D.** *Protect existing community facilities that meet the needs of the resident population and encourage further community services, and businesses to come forward to enhance opportunities and quality of life while remaining appropriate to the rural location.*

Process of Developing this Neighbourhood Development Plan (NDP)

- 13 The Parish area shown in **Figure 2** was designated as the NDP Area in December 2022. The Plan period is 2022 to 2038. Working on behalf of the community, The Syderstone Neighbourhood Plan Steering Group has prepared this Plan that will be used to shape and influence future development and change across the Parish.
- 14 A broad range of evidence has been reviewed to determine issues and develop Policies for the NDP. This includes population data from the Office of National Statistics, housing data, a review of environmental designations and historical records. Further work to gather new evidence has also been undertaken, including an assessment of green corridors, local green spaces, key views, and all supported by consultation activities with the community. AECOM have also commissioned a Design Code and Guidance Document and Housing Needs Assessments for the parish.
- 15 Any new development should serve both current and future residents. The Policies contained within this NDP will enable us to influence the design and type of any new homes being delivered in the Parish, as well as ensuring infrastructure improvements are delivered alongside growth to maximise community benefit.

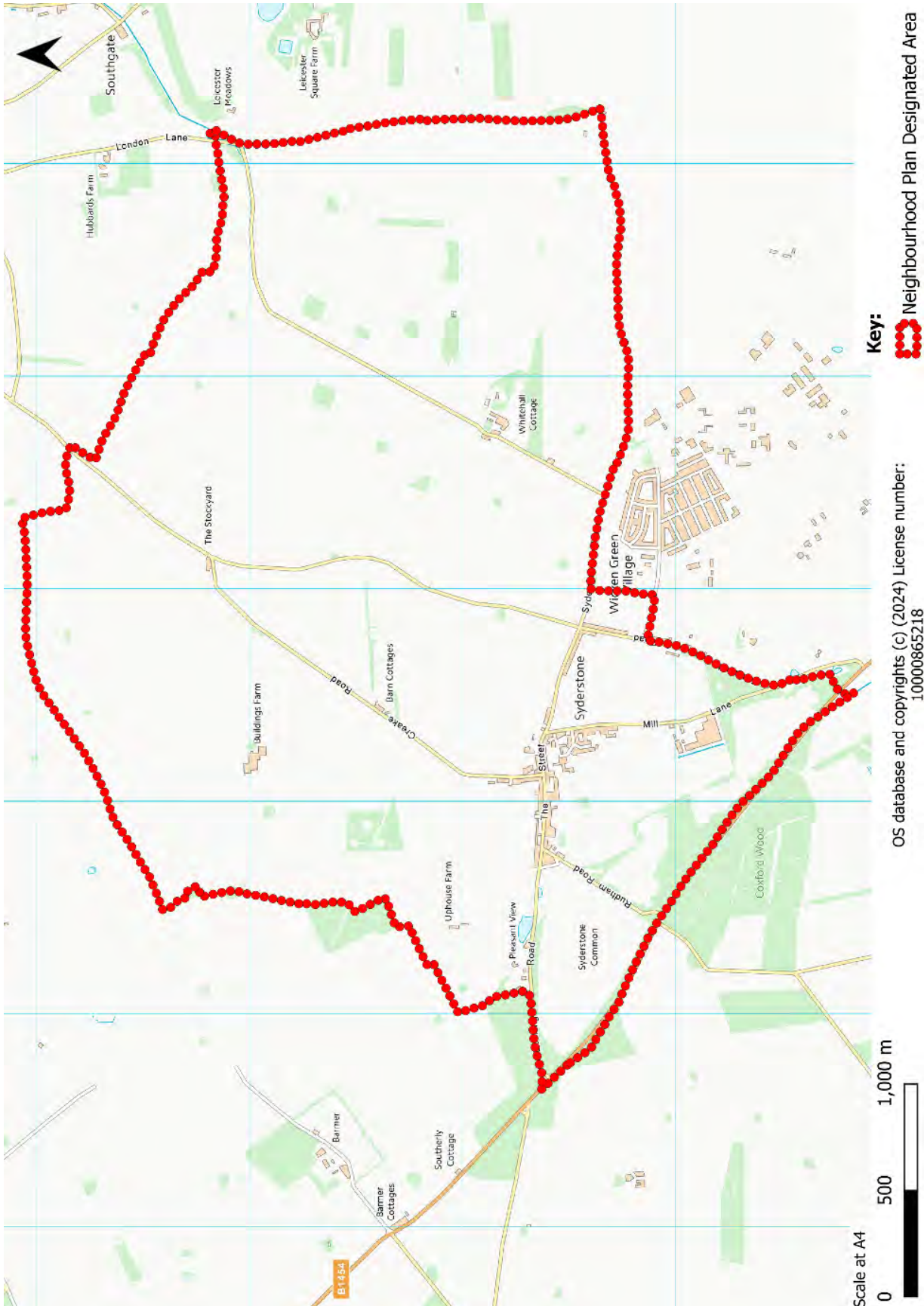


Figure 2: Designated Neighbourhood Development Plan Area

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Community Consultation so far

16 Two initial surveys were conducted with residents and people who work in the area in March 2024. One survey was distributed to businesses at Syderstone business park to understand the needs of employers based here. The other being the main survey which included 26 questions and was advertised in numerous ways including on the parish council website, within the village newsletter (Natterjack), social media platforms and hard copies were available which could be dropped off at the church. Overall, the surveys got 100 responses (1 being from the business survey and 99 from the main survey).

17 The main issues and concerns raised from the initial survey have been distributed in the Natterjack newsletter to residents and a number of survey topics are highlighted below and will be addressed where relevant in our NDP.

Survey Topic	Summary Response
Design and Housing	<ul style="list-style-type: none"> • Most respondents (81 people) think the neighbourhood plan should include design guidelines for new development. • Numerous respondents (67 people) think new housing should be environmentally sustainable. However, many stated that they hoped this wouldn't lead to developments being unaffordable to local people. • Most respondents (88 people) think the neighbourhood plan should provide guidance on the size and type of new homes built in the parish. • If new homes were built in the parish many said they would want more family homes, first homes and affordable homes. 71 people did not want to see any more holiday accommodation. • The style of new homes respondents would like to see were more semi-detached (64 people) followed by bungalows (38 people). 59 people did not want to see any apartments/flats. • If new homes were built in the parish many said the size of these should be 2-3 beds (70 people). 54 people would rather not see more 5+ beds. • 56 people supported making an allocation in the plan. Numerous people said development should be small scale and for local people.
Natural and Historic Environment	<ul style="list-style-type: none"> • Most respondents (83 people) agreed it is important to protect existing habitats.

Survey Topic	Summary Response
	<ul style="list-style-type: none"> • Most respondents (84 people) would support the identification of wildlife corridors. • 62 people supported the idea of protecting green spaces such as the allotment, common, recreation field and Womack Wood. • 51 people put forward ideas to protect locally important views looking within the village and beyond. • Most respondents (93 people) said that heritage is important with 55 people listing specific buildings. •
Transport and Access	<ul style="list-style-type: none"> • Many respondents wished to see improvements to footpaths and access to services (70+ people).
Community Facilities and Employment	<ul style="list-style-type: none"> • Facilities suggested for protection included the allotments, recreation field and village hall. • 47 people suggested ideas they would like to see in the village such as a shop, pub, and more leisure activities. • Over half of the respondents are in employment with many working outside of the parish.
Other Matters	<ul style="list-style-type: none"> • People raised strategic issues relating to infrastructure, such as healthcare provision, which cannot be addressed through the neighbourhood plan. However, engagement with key stakeholders could get conversations going on some of these matters. • Various non-planning matters were raised such as anti-social behaviour, speeding, littering, traffic concerns which could potentially be incorporated as community actions points or addressed with relevant stakeholders outside of the plan.

Heritage and Design



This section supports delivery of the following NP objective:

- A. Protect and enhance the local character of Syderstone, ensuring that new development is of a high-quality design and sensitively located in line with our local design codes and the historic core.***

Overview of Syderstone Historic Timeline

18 Syderstone” is thought to derive the Anglo Saxon “sid” which is a “large estate” and “sterne” meaning property. There is evidence that Syderstone has a long history of human settlement in and around the present village. Syderstone was a settlement listed in the Domesday Book in 1086, with an estimated population of 36 households. This put it in the largest 20% of settlements recorded in the country. There are seven listed buildings within the area as identified in **Figure 5**¹ and the majority of listed buildings are Grade II with many situated in the built-up area around The Street and also one Grade II building called White Hall east of London Lane. There is also one Grade I building which is Church of St Mary.



Figure 3- Grade II Listed Buildings Manor Farmhouse (Left) and the view of Church of St Mary (Right)

¹ National Heritage List for England (NHLE) (arcgis.com)

- 19 To the northwest of the village are four Bronze Age Bowl barrows considered to date from between 2400 to 1500 BC. These are protected as a Scheduled Monument and is the only one present in the NDP area. There are no Battlefields, Conservation Areas, Registered Parks and Gardens, World Heritage Sites, or other historic designations within the NDP area. There has been recent research, which is still ongoing, about the history of the paths, roads and rights of ways in Syderstone. Investigations made by Dr. Sarah Spooner from the University of East Anglia in June 2024 have indicated that two of the routes in the parish, being London Lane and Burnham Green Lane are routes which may date back to the Norman Period or even earlier. Further detail is stated in the Syderstone Evidence Base.
- 20 According to Norfolk Heritage Explorer² there are 36 records of historic artefacts, structures, buildings, and marking in the landscape such as crop marks and ditches within the neighbourhood area. These include assets from multiple time periods including the Prehistoric age, Neolithic, Bronze Age, Middle and Late Saxon, Roman, Medieval, and post-medieval, 14th to 20th century such as World War Two.
- 21 During the medieval period a succession of noble families held the village and neighbouring land. Like much of this part of Norfolk the area was used for the rearing and grazing of sheep for wool. In the 16th century Syderstone was property of Sir John Robsart, Sheriff of Norfolk, and Suffolk, and subsequently inherited by his daughter, Amy. As one of the village's most famous owners her initials are to be seen in the churchyard gate and over the entrance to the Norman church tower. The present village hall is also named after her. In 1549 Amy Robsart married Robert Dudley, Earl of Leicester. They did not have any children, and her mysterious death in 1560 led to suspicion that she had been murdered so that Robert might marry Queen Elizabeth I. This event later became the subject of Sir Walter Scott's novel "Kenilworth". Following the death of Robert Dudley in 1588 the village passed to the Walpole family of Houghton Hall, and was then held as part of the Houghton estate until the 1920's.



Figure 4- Images of Amy Robsart Hall

² [Your Search Results - Norfolk Heritage Explorer](#)

22 Syderstone was an agricultural village with most people working on one of the estate farms. As with most of the great country estates in North Norfolk the people living in the village did not own their properties but were tenants or employees with tied cottages. The estates took pride in the quality of their buildings and ensured that they added to the prestige of the estate. Most of the older properties in the village are made of uncoursed flint walls with handmade brick edges and surrounds. These are roofed with red clay pantiles. This vernacular style dating from the first half of the 19th Century was often used for both houses and agricultural buildings. Many of these are still lived in.

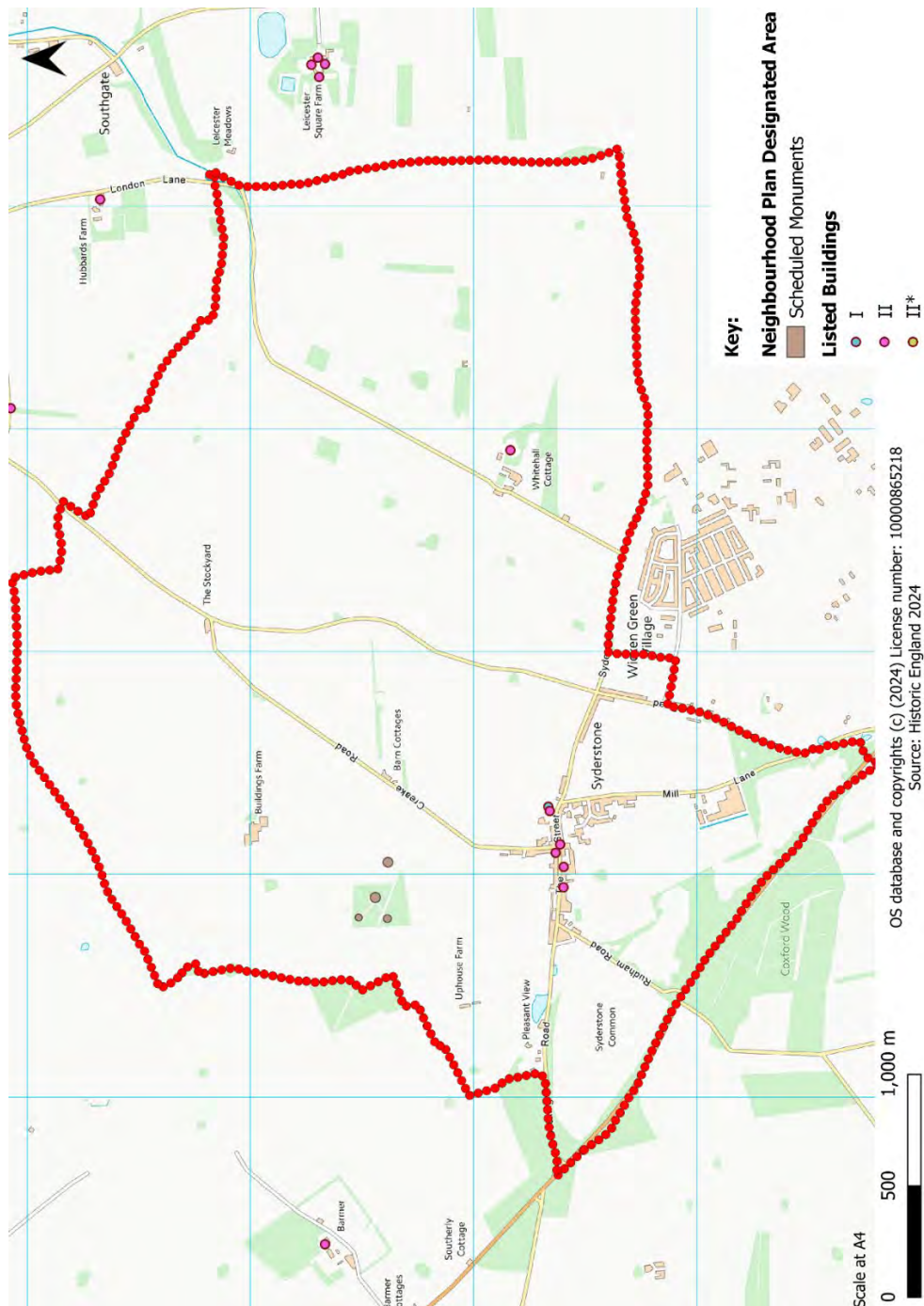


Figure 5- Historic Assets

- 23 There are a few bigger buildings constructed with differing building styles. These include the two big farmhouses of the village, the rectory, the former village school (now the village hall) and the former headmaster's house. Several of these properties are now listed buildings. During the 19th and the first half of the 20th Century the village was largely self-sufficient, with four shops, two pubs and several daily or weekly deliveries from outside the village. In addition, a carpenter's workshop and a blacksmith's forge were located in the village to address agricultural and domestic requirements. To supplement their incomes most people grew their own food. In the 19th and 20th centuries this was in home gardens or in allotments. In the 1920s the Houghton estate sold the land and buildings in the parish. Generally, existing tenants were given first refusal to purchase.
- 24 During the Second World War a number of RAF airfields were built close to Syderstone. These included those at Sculthorpe, Great Bircham, Docking and West Raynham. In 1952 neighbouring RAF Sculthorpe became operational as a major United States Air Force base, operating tactical strike aircraft. This had a major impact on the village, with some residents working at the base and a number of village girls marrying USAF personnel. The USAF left RAF Sculthorpe in 1992 following the fall of the Berlin Wall. It then became part of the UK Ministry of Defence (MoD) Defence Training Estate, with the runway used regularly for the training of aircraft operated by USAF Special Forces and the MoD.
- 25 From 1960 onwards some new building took place in the village together with conversions of former agricultural buildings to residential use. This new building included construction of the Broadlands estate and several small housing developments. In addition, a former mushroom farm to the south of the village was converted into a small industrial park.



Figure 6- Converted historic agricultural buildings set behind the building line along The Street

- 26 In early 2024, AECOM was commissioned to provide high level design support to the Parish Council. This focused on developing design guidelines and codes which could be used to inform the design of future planning applications and developments in Syderstone. This included a high-level assessment of the neighbourhood area, site visit and meeting with the NDP steering group, and preparation of a bespoke design guide and codes. Within this document is

historic development timeline as shown in **Figure 7** to show how development began to expand in the village between the 1990s and 2020s.



Figure 08: OS Map of Syderstone in 1904. Available at: <https://maps.nls.uk/geo/find/> **1900s**



Figure 09: OS Map of Syderstone in 1950. Available at: <https://maps.nls.uk/geo/find/> **1950s**



Figure 10: Aerial image of Syderstone in 2024. Available at: www.bing.com/maps **2020s**

Figure 7- Development timeline of Syderstone (AECOM 2024)

27 **Policies 1 to 3** in this NDP are based on AECOM's design guidance and codes and sets clear expectations for the area.

Design



28 Design is an area where the Neighbourhood Plan can have significant influence and is considered to be a key aspect in achieving sustainable development. It plays a critical role in shaping better places in which people can live and work. Whilst design covers not just appearance, but how a place functions, the appearance is seen as a critical factor within national policy. As stated in paragraph 131 of the NPPF (December, 2023³) *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.”*

29 As set out in the National Design Guide (2021)⁴ a well-designed place comes through making the right choices at all levels including layout, form and scale of buildings, appearance, landscape, and materials. A number of other characteristics include the climate, character, and community and the ten characteristics in the National Design Guide reflect the importance of a well-designed place as set out in **Figure 5**.

30 NPPF Chapter 12 (December 2023) requires Local Plans to have design policies that have community support and that pick up the defining characteristics of the area. The Government has been raising the importance of high-quality design with the development of national design guides, codes, and policies and encourages NDPs to have their own design policies and codes to identify the special qualities of their areas which should be reflected in development. Although national policy supports development that is sympathetic to the local and historic character of an area, it also encourages innovative design, and high levels of sustainability to support movement towards a carbon zero future. Another national requirement is for poor design to be refused.

³ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/publishing-service)

⁴ [National design guide.pdf \(publishing.service.gov.uk\)](https://www.gov.uk/publishing-service)



Figure 8- The Ten Characteristics of a Well-designed Place (National Design Guide, 2021).

- 31 The Local Plan requires all new development to be of high-quality design. It requires proposals to demonstrate factors such as the ability to protect and enhance the historic environment, respond to the context and character of the environment ensuring the scale, density, layout, and access will enhance the quality of the environment and to also enhance community wellbeing etc. It also details the promotion of opportunities to achieve high standards of sustainable design and address efficiency, flood risk, climate change and renewable energy. Regarding efficiency measures designs are encouraged to exceed the present technical standards set by Building Regulations. There is opportunity for Local Planning Authorities such as the Borough Council to set energy performance technical standards for new homes that exceed those required by Building Regulations. However, NDPs cannot do this, although they can include more general policies, such as requiring a Sustainability Statement as part of any planning application, setting out how new development will meet a high level of sustainable design and construction and optimising energy efficiency.
- 32 The Local Plan set out the expected sustainability criteria to be met by new development, such as construction techniques to improve energy efficiency and good access by walking and cycling. The majority of people in the initial survey said yes (68.4%) when asked if new housing should incorporate environmentally sustainable features, however, as long as this does not make housing more unaffordable for local people.

33 In the initial consultation survey (March 2024) Question 6 asked respondents “Do you think that the Neighbourhood Plan should include detailed design guidelines for new homes?” The results showed there was strong support of 82.7% (81 people) for the need to have local design guidance for applicants to follow.

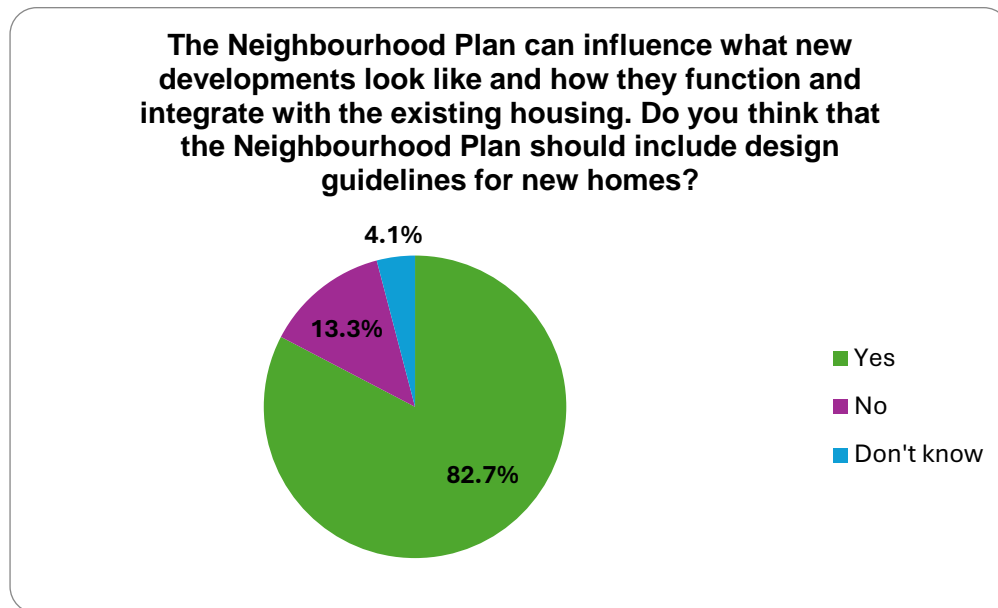


Figure 9- Q6 results from the initial consultation survey.

34 In terms of context, the area is a small village among rural landscape sitting in close proximity to a multiplicity of other small villages. Connectivity to other settlements is reliant on vehicular travel and there is very little in the way of services and facilities. However, there is an active industrial estate to the south of the area. Most of the surrounding landscape is made up of arable farmland and brings a sense of openness. To the west of the NDP area is Syderstone Common a significant area of woodland, heathland, and ephemeral ponds. The built-up areas are characterised by dense clusters of linear residential development with the main instance being along The Street where many of the historic buildings are set.

35 Older buildings mainly front onto the south side of the street with instances of modern back-land development behind the building line set on land previously used for farming. Other more recent buildings are set along the northern edge of The Street with instances of linear development and small cul-de-sacs away from the main village core. Development is typically one or two storeys, and the vernacular is overwhelmingly influenced by its historic character with buildings incorporating features such as flint walls, render and more recent uses of tar covered weatherboarding. Recent developments have also had reference to the local vernacular using cobblestones, weatherboarding, and red brick detailing.



Figure 10- Examples of local buildings.

36 In this NDP there are three design policies which reflect on the guidance and design codes set out in the AECOM Syderstone Document (2024). **Policy 1** is based on general design codes which should be considered and applied throughout the designated area by applicants and officers.

Policy 1: Syderstone’s General Design Codes

As appropriate to their scale, nature and location, development proposals should be consistent with the general design codes set out in Syderstone Neighbourhood Plan Design Guidance and Codes 2024. The 13 Design Codes and the Checklist set out in Appendix B will be used to help assess all planning applications to determine their acceptability.

All development proposals should provide evidence in their application that:

- a) Suitable access and movement have been considered in line with Design Codes AM.01 to AM.04 in the Syderstone Design Guide Document such as active travel and the street character. All parking arrangements should have regard to Design Code AM.04 to ensure these features are sensitively designed to suit the street character and use permeable surfacing.**
- b) Built form has been considered in line with Design Codes BF.01- BF.02 in the Syderstone Design Guide such as conforming with the pattern, scale, height, massing and spacing of development within the surrounding locality, extensions or new buildings should not deviate from this.**
- c) Architectural detailing and colours of the local vernacular have been considered and reflected in the scheme as set out in Design Code AD.01. The use of blank facades or buildings which ignore their street or corner frontage should be resisted.**
- d) Green space and landscape features have been considered in line with Design Codes GL.01 and GL.02. In particular boundary**

Policy 1: Syderstone's General Design Codes

treatments considered suitable in the area are brick walls, flint walls, hedgerows, trees, and timber fences.

Development proposals for residential conversions and extensions should demonstrate in their application how Design Code AD.02 has been considered.

All development proposals should strive to use energy efficient measures in their design and consider incorporating sustainable principles as set out in Design Code SU.01 and SU.02 from the Syderstone Design Guide Document (Examples in Figure 11).

Buildings should be designed to front onto streets and ensure that streets or public spaces have good levels of natural surveillance from adjacent buildings.

Proposals should demonstrate that development does not result in a detrimental impact on the environment and water infrastructure, including sewers and surface water and other flooding.

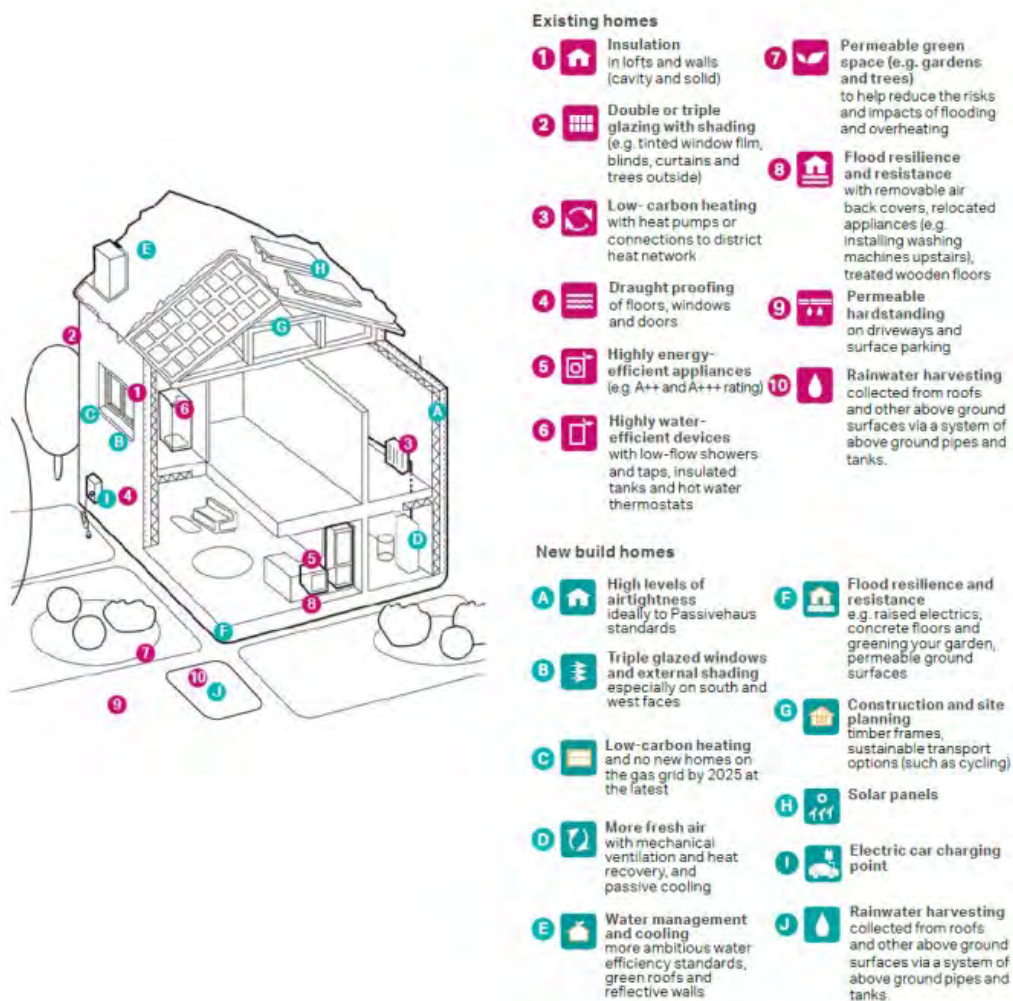


Figure 11-Examples of energy efficient measures from Design Code SU.01

37 **Policy 2** and **Policy 3** addresses character area design codes which are more detailed and specific to two distinct areas which have been formulated by the NDP steering group and AECOM. **Figure 9** is an extract from the Syderstone Design Guidelines and Codes (AECOM, 2024) and shows the two distinct character areas being the Historic Core (CA1) and Post-war development (CA2).



Figure 12- Syderstone Character Areas (AECOM 2024)

CA1- Historic Core

38 The historic core broadly contains much of Syderstone’s contiguous built-up area and is made up of many of the village’s historic buildings constructed prior to the First World War. Additionally, the character area contains a sizable number of the village’s contemporary dwellings. However, their proximate setting, complementary building arrangements, and homogeneous vernacular align these developments with the historic context of this character area.

39 The development pattern is primarily ribbon development set along The Street and Docking Road. However, there is also some infill, as well as back land development and cul de sacs. The land use is predominantly residential with the exception of some community facilities and green space. Building lines are varied with some directly fronting onto The Street forming a consistent and regular building line. Plot sizes are also varied with older buildings featuring smaller building footprints and curtilage compared to more recent development. Building heights are also varied between one to three storeys with pitched roofs being the dominant roof type with occasional hipped roofs and gable fronts. St Marys Church falls within CA1 which is a prominent landmark. The most commonly used material in CA1 is flint, timber and render and boundary treatments are mainly hard materials such as flint walls.



Figure 13- Example pictures from CA1 (AECOM, 2024)

Policy 2: Design (Character Area 1- Historic Core)

Development proposals sited within the Historic Core Character Area (CA1) should have regard and provide evidence in their application, such as through a Design, Access and Planning Statement, that they have considered the following 4 Design Codes in the Syderstone Design Codes Document:

- CA1.01- Form and Layout
- CA1.02- Street edge
- CA1.03: Materials and detail
- CA1.04- Parking

CA2- Post War Development

40 The post-war development area (CA2) features much of Syderstone's residential and commercial expansion. The area is primarily made up of long stretches of residential linear development with some cul-de-sacs and more secluded housing. Some development is set away from the village's contiguous built-up area, separated by settlement gaps. The area also contains the Syderstone Business Park with a contrastingly commercial and agricultural vernacular. The development pattern is made up of linear developments of terraced, semi-detached, and detached dwellings. The land use of primarily residential, however,

Syderstone Business Park is a significant commercial area and there is a small open green space in CA2.

41 The building lines are fairly regular with some regimented along the western extent of The Street and Tattersett Road and a greater variation in setbacks and orientation along the northern edge of The Street and Creake Road. Building heights are either one or two storeys though some industrial buildings stand out in height. The most commonly used roof type is pitched roofs and intersecting gable fronts. Materials are influenced by the historic vernacular but to a lesser extent than CA1. Features in newer properties have been cobblestone, weatherboarding, red or brown brick, white render, and wooden cladding. Soft boundary treatments present in CA2 are lawns, trees, and hedges.



Figure 14- Example pictures from CA2 (AECOM, 2024)

Policy 3: Design (Character Area 2- Post War Development)

Development proposals sited within the Post War Development Character Area (CA2) should have regard and provide evidence in their application, such as through a Design, Access and Planning Statement, that they have considered the following 3 Design Codes in the Syderstone Design Codes Document:

- CA2.01- Form and Layout
- CA2.02- Garden space and car parking
- CA2.03- Height and variety

Housing



This section supports delivery of the following NP objective:

B. Ensure future housing development, including the tenure, mix and number of bedrooms, meets the needs of the local population to help retain residents in Syderstone.

42 The NPPF (December 2023) Paragraph 63 requires plans to have policies that meet the housing needs of different demographic groups, such as older people, disabled people, families, self-builders etc, which provides an opportunity to include a Policy in the NDP that sets out specific detail for the local housing mix that is expected from new residential development⁵. In Q8 of the initial community survey (March 2024) respondents were asked if the NDP should have a policy which provides guidance on the type and size of new homes that may be built in the parish. This question received support with 89.9% (88 people) of respondents answering there should be a policy in the NDP on housing mix.

43 According to the Census 2021 the current population of the parish is around 441 indicating a decrease of 4 people since 2011. The age structure suggests that a 1/3 of the parish (32.9%) is made up of individuals aged 45-64 years followed by 65-84 years (30.8%). The greatest proportion increase has been in the older generation between 2011 and 2021 indicating an aging population (**Figure 15**). There were notable declines over the decade in the younger working age population aged 15-44 years, but an increase in the number and proportion of children. This gives a reflection that there is a real mix of age groups within the parish we should cater for.

⁵ National Planning Policy Framework (December 2023). Source: [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/101391/nppf-2023.pdf)

Age group (years)	Census 2011 %	Census 2021 %
0-14	9.9	11.8
15-24	8.8	5
25-44	18	15.9
45-64	32.6	32.9
65+	30.8	34.4

Figure 15- Age Structure of Syderstone population in the Census 2011 and 2021

44 The Census 2021 data and supporting neighbourhood plan documents (including the Housing Needs Assessment (HNA) (2024) and Evidence Base Paper) gives immense detail about Syderstone’s housing profile. As mentioned previously in this NDP, Syderstone had one site allocated for development in the parish named G91.1, in the Local Plan (SADMP, 2016) which has now been built out. Outside of this there have been 7 planning permissions which have been granted, started, or completed in the last 11 years (2012-2023) according to housing data supplied by Borough Council of King’s Lynn and West Norfolk in August 2023 presented in the Evidence Base Paper. The total net gain for the 7 planning permissions, considered as windfall, is 10 dwellings. At the point of writing this plan, 5 of the planning permissions have completed (between October 2015 and April 2022) and 2 of the planning permission have been granted (between March 2019 and May 2021). Most of the permissions have been for the construction of new residential properties.

45 The HNA (2024) highlights that the greatest accommodation type in Syderstone is semi- detached dwellings (43.4%) followed by detached dwellings (40.6%) then terrace (15.1%). As shown in **Figure 16**, the greatest proportion of current dwelling size (bedrooms) in Syderstone are 3 bedrooms or higher (76.4%). This is also reflected in examples of newer residential developments which have been built in Syderstone including the image below where four dwellings are semi-detached 3 beds and one detached at the Land West of Broadlands, Docking Road which was the Local Plans Site Allocation G91.1 (18/01917/F).



Image: New residential housing along Docking Road on the allocated site G91.1 of the Local Plan SADMP,2016 (Source AECOM, 2024)

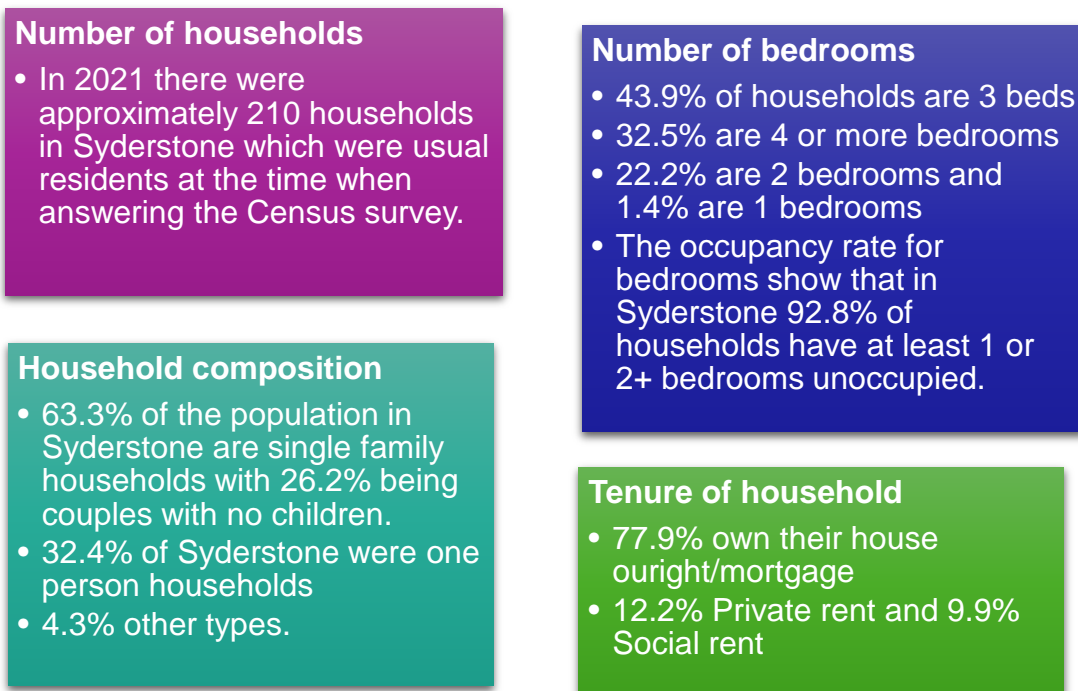


Figure 16- Syderstone Housing Profile Overview (Census, 2021)

46 Understanding household composition (combinations of adults and children in a dwelling) is important for considering Syderstone housing need and mix. The Census 2021 data and **Figure 16** states that single family households make up around 63.3% of the parish followed by one person households (32.4%) and other household types (4.3%)⁶. Single family households can include couples or families with dependent or non-dependent children. In 2011 the household composition in Syderstone was slightly different with one family households making up 68.7% and single households 28%. This shows there has been a slight increase in the last decade by 4% of those living alone which may also relate to the fact the parish is ageing. The biggest percentage of single-family households in 2011 and 2021 were couples with no children in the household so there may be more of a need in the area for smaller sized dwellings moving forward of 1-2 bedrooms.

47 The Census 2021 identifies that 92.8% of households in Syderstone are under-occupied, with at least one extra bedroom. Under occupancy is most common in three household types with 100% under occupancy in families and single households aged 66+ and by families under 66 with no children. This suggests that larger dwellings are not necessarily occupied by households with the most family members but by those with the most wealth or households who are unable (or do not wish to) downsize such as when children leave the family home for example. This could be due to personal choice, or potentially a lack of availability of more suitable property within the parish. There is also over-occupancy

⁶ Syderstone. Source: [Build a custom area profile - Census 2021, ONS](#)

(overcrowding) in Syderstone with 9.7% of families with dependent children (12 households) living in a dwelling with too few bedrooms based on their size.

48 The Syderstone Housing Needs Assessment (2024) uses a life-stage modelling process to determine likely dwelling mix needed for the future. The life stage (age) of households is strongly correlated with the size of home they tend to occupy. The occupation data is only available at the Local Authority level rather than parish specific, so there could be different preferences, but this is a recognised approach. The projected distributions of households by age in Syderstone is considered to increase for age groups 65 years and higher moving forward to 2038 rather than younger age groups. The modelling exercise recommends a suggested mix of dwelling sizes to 2038 to meet projected population requirements as shown in **Figure 17**. In terms of new housing, the requirement, to meet the suggested mix is for mainly from 1- and 2-bedroom dwellings.

Number of bedrooms	Current mix (2011)	Suggested mix (2038)	Balance of new housing to reach suggested mix
1 bedroom	0.9%	7.6%	35.4%
2 bedrooms	25.7%	30.6%	44.4%
3 bedrooms	46.7%	42.8%	13.1%
4+ bedrooms	26.7%	19.1%	7.1%

Figure 17: Suggested dwelling size mix to 2038 in Syderstone (AECOM Calculations, HNA, 2024)

49 It is important to allow some flexibility in future housing policy, rather than be too rigid with respect to the size of new dwellings. The initial community survey (March 2024) Q11 indicated that respondents would rather see more 2 bed and 3 beds built in the future over other bedrooms such as 4+ beds or 1 bedroom. (**Figure 18**). With regard to 1 bedrooms 29 respondents had no opinion/not sure. Also, Q9 a multiple-choice question of the initial survey, asked what kind of homes people would like to see in Syderstone if any were built. 97 respondents answered with the majority saying they would want more first homes to help people get on the housing ladder (75 people), affordable housing (66 people) and family homes (59 people). In Q10 the most popular types of housing people would like to see if any were built in Syderstone were semi-detached (64 people) followed by bungalows (38 people) or detached (34 people). People were less keen on apartments/flats or terraced properties.

50 Putting these findings together would suggest a Housing Policy that aims to provide more homes with three bedrooms or fewer, would be a way forward. Figures from the HNA (2024) suggest that such smaller homes should comprise around 79.8% of new homes, but it is not good practice to be too precise or restrictive in this regard as there may be a strong justification to build larger homes for growing families for example. However, the policy approach in **Policy 4** aims to prioritise smaller homes, with at least 80% of homes as three bedrooms

or fewer. This would provide for families, households downsizing or needing to access more affordable dwelling types and sizes.

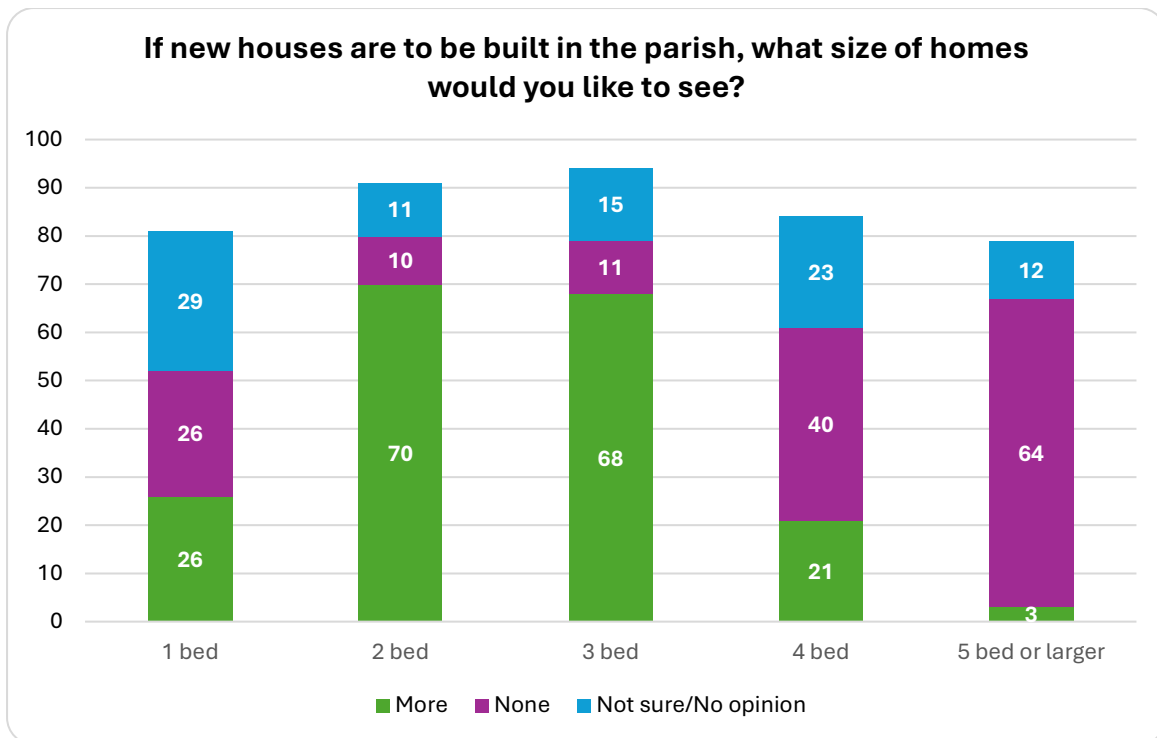


Figure 18: Parish Consultation Survey March 2024: Question 11 Results

51 The HNA (2024) also addresses affordable housing and specialist housing for older people.

Affordable Housing

52 It is important to note that Affordable Housing as defined in the NPPF (December 2023) is housing for sale or rent for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for local key workers). Examples of these will be housing that is discounted at least 20% below market value⁷. The current tenure profile is a key feature of the parish. Patterns of home ownership, private renting and affordable/social renting reflect demographic characteristics. This includes age (with older households more likely to own their homes), and patterns of income and wealth which influence whether households can afford to rent or buy and whether they need subsidy to access housing.

53 Census 2021 data shows 77.9% of the population of Syderstone own their property outright or with a mortgage. Around 9.9% of the parish social rent and

⁷ National Planning Policy Framework (December 2023). Source: [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/101391/nppf-2023.pdf)

12.2% privately rent⁸. These statistics are relatively similar to the Census 2011⁹.

54 According to the data supplied by the Borough Council of King's Lynn & West Norfolk in September 2023 there were 18 affordable rented homes in Syderstone, all for general needs, and were either 2 beds or 3 beds as detailed in the Evidence Base Paper. There is no affordable housing for ownership in Syderstone such as shared ownership or sheltered housing for older people. In 2023 there was one household on the housing waiting list for Syderstone looking for a 1 bed and easy access accommodation.

55 House prices provide an indication of the level of demand for homes within an area. The relationship between house prices and incomes determines whether housing is affordable to local households and, to a large extent, what tenure, type, and size of home they occupy. Changes in affordability over time can indicate pressures in the housing market. The HNA (2024) shows that there has been a 15.8% growth in all types of median house prices between 2014 (£203,000) and 2023 (£235,000), with some fluctuations. Terraced dwellings have increased in price the most by 48.3%. The HNA (2024) determined thresholds for the income required in the parish to buy a home in the open market (average and entry level prices) or rent privately. AECOM have used standard assumptions practiced elsewhere in that the maximum percentage of household income that should be spent on rent is 30% and that mortgage financing will be offered at a maximum of 3.5 times household income. However, there will be different circumstances for every individual.

56 The HNA (2024) states that it appears that local households on average incomes are unable to access entry level homes for purchase on the open market, unless they have a very large deposit, and even those with higher-than-average income are likely to struggle. The median house price as stated in paragraph 4.21 of the HNA (2024) would require an annual income almost 50% higher than the current average. There is a relatively large group of households in Syderstone who may be able to afford to rent privately but cannot afford home ownership. They are typically earning between around £37,933 per year (at which point entry-level rents become affordable) and £56,411 (at which point entry-level market sale homes become affordable).

57 The NPPF (December 2023) in paragraph 66 sets out a policy approach to affordable housing, including the need to ensure at least 10% of new dwellings are affordable homes to buy when major development comes forward¹⁰. The Local Plan sets out the affordable housing threshold for development in rural areas as being sites of 0.165ha or 5 or more dwelling. Policy on Rural Exception Sites¹¹ for affordable housing is also covered in the NPPF and the Local Plan.

⁸ Tenure of household. Source: [Build a custom area profile - Census 2021, ONS](#)

⁹ [Local Area Report for areas in England and Wales - Nomis \(nomisweb.co.uk\)](#)

¹⁰ [National Planning Policy Framework \(publishing.service.gov.uk\)](#)

¹¹ Rural Exception Sites as stated in the BCKLWN Core Strategy (2011) may be when development plans allocate small sites within rural areas solely for affordable housing, which would not otherwise be released for general market housing.

58 There is currently a Government strategy for 'First Homes', which are only available for people buying their first home, with a minimum discount of 30% below full market value. After the discount is applied the initial sale price must not exceed £250,000. The level of discount can be set higher, to 40 or 50% where suitably evidenced. The HNA (2024) suggests in their modelling thresholds that First Homes are recommended to be delivered in Syderstone at a 40% discount to allow these to be accessible to households on average incomes. First Homes will be subject to legal restrictions ensuring discount is retained for future occupants and to stop renting or sub-letting. There is a national requirement that First Homes make up 25% of Affordable Housing provision on development sites and it is also possible to set local eligibility criteria for First Homes. The local eligibility criteria that the NDP has set is detailed in Para 59 and this will apply for a maximum of 3 months from when a home is first marketed. If a suitable buyer has not reserved a home after 3 months, the eligibility criteria will revert to the national criteria so as to widen the consumer base.

59 Using overall housing tenures, it is suggested that 50% of this should be for social/affordable rented housing and 50% for shared ownership (affordable home ownership). Whilst it is unlikely that the number of dwellings delivered in the plan period will meet the affordable housing need, an appropriate benchmark tenure mix included in the Policy, will ensure affordable rented housing is made a priority, at a ratio of 50:50 (50% rented and 50% ownership (25% being First Homes, 20% Shared Ownership and 5% Rent to Buy going forward. In addition to the national eligibility criteria, the following local eligibility criteria, which aims to establish a local connection as a preference, should be applied to First Homes, with the requirement to meet at least one of the following:

- i. Current residents of the Parish who rent or live with other family members;
- ii. Ex-residents of the Parish who rent or live with other family members and who moved away within the last three years; or
- iii. People who rent or live with other family members outside the Parish but who have caring responsibilities in the Parish.
- iv. People who are employed in the Parish.

Specialist housing for older people

60 Specialist housing for older people is defined in the glossary and addresses a wide range of housing types specifically aimed at older people to serve their needs and provide additional services. The HNA concludes that there are currently no units of specialist accommodation for older people in Syderstone. The average provision across England is 136 units per 1,000 of the 75+ population. The Census 2021 data suggests that at this time (March 2024) there were 68 individuals aged 75+ in the NDP area, accounting for 15.4% of the population. It is projected that by the end of the plan period this will increase to 94, with the 75+ population accounting for 20.8% of the population by 2038, compared to 16.9% across King's Lynn & West Norfolk.

61 As stated in the HNA (2024) the potential need for specialist housing with some form of additional care for older people can be estimated by bringing together data on population projections, rates of disability, and what tenure of housing the current 55-75 cohort occupy in the NDP area. These two methods of estimating the future need in Syderstone produce a range of 7 to 8 specialist accommodation units that might be required during the NDP period. These estimates are based on the projected growth of the older population, thereby assuming that today's older households are already well accommodated. It is important to note that specialist housing for older people needs to be provided in accessible locations, with another important requirement is for cost effectiveness and economies of scale. The HNA (2024) considered that Syderstone's position in the settlement hierarchy makes it a relatively less suitable location for specialist accommodation. However, if such a proposal comes forward in the parish, then they should have regard to the Syderstone HNA (2024) as stated in **Policy 4.**

Policy 4: Housing

Housing Mix

Housing proposals will need to reflect local housing need using the best available and proportionate evidence. The Syderstone Housing Needs Assessment (2024) will be acceptable evidence unless more up to date evidence becomes available.

New residential open market housing only should offer a housing mix whereby at least 80% of homes are three bedrooms or fewer, unless evidence is provided either showing there is no longer such a local need for smaller dwellings, or the scheme is made unviable.

Affordable Housing

Schemes will only be permitted where it can be demonstrated that the properties will remain affordable in perpetuity and affordable housing will be secured through a Section 106 Agreement.

First Homes being delivered as an affordable housing option in Syderstone should have regard to the local connection test set out in the Paragraph 59.

Specialist Housing for Older People

Specialist housing for older people proposals should have due regard to the best available and proportionate evidence. The Syderstone Housing Needs Assessment (2024) will be acceptable evidence to use.

Natural Environment



Images Sourced: Norfolk Wildlife Trust (Left Natterjack Toad, Right Syderstone Common)

This section supports delivery of the following NP objective:

C. Protect and enhance Syderstone's natural environment including locally important green spaces and views, trees, hedgerows, and areas which play a role for the local wildlife.

62 There are no European statutory designated sites within the parish but there is one Natural England statutory designated site, Syderstone Common Reserve a Site of Specific Scientific Interest (SSSI). Adjacent this lies Syderstone Common North, a County Wildlife Site (**Figure 19**). Syderstone Common Reserve is situated in a shallow valley at the headwaters of the River Tat to the south of the village between Rudham Road and Mill Lane. The reserve was designated in 1984 due to biological interest such as the presence of Lowland Heathland, acid grassland vegetation communities and ephemeral ponds with a Natterjack Toad population¹².

63 As stated on the Norfolk Wildlife Trust website, a number of species have been recorded at the Common including the Natterjack Toad, Woodlark, Whitethroat and other notable breeding birds, reptiles, and amphibians. It is an area of grass heath punctuated with ponds and secondary woodland¹³. The Natterjack Toad is a priority species present in the parish and a key concern to the Norfolk Wildlife Trust and the community is to protect the Natterjack¹⁴. This species is nationally rare and Syderstone Common is one of only two sites in the UK for this species of Toad outside of its core coastal sites. Particular concerns for the species are:

A) the direct mortality during hibernation off site and issues around this come from unfenced piles of aggregate in developments;

¹² [SSSI detail \(naturalengland.org.uk\)](https://naturalengland.org.uk) and information shared by Norfolk Wildlife Trust in May 2024

¹³ [Syderstone Common - Norfolk Wildlife Trust](#)

¹⁴ [Natterjack toad - Norfolk Wildlife Trust](#)

- B) increased recreational disturbance or trampling from walkers and dogs along one of the restricted byways in the parish that crosses through Syderstone Common;
- C) the loss or change of management in surrounding habitats making them less suitable for the Natterjack Toad when wandering off site.
- D) In the community survey concerns were also raised around traffic speeds and this being another reason for the mortality of the species.

64 Other environmental issues, and threat to Syderstone Reserve, is from hydrology and pollution. The changes of hydrology in terms of the volume, chemistry, and frequency of ground water flows in the area can create negative impacts to the reserve and often issues come from surface water catchment areas via development or other changes of land use. Air pollution or point source pollution from development which speeds up transmission of run-off towards the reserve, through increasing the surface area of non-porous materials, is also a concern which future development should address¹⁵.

65 The neighbourhood area, particularly to the south and east, contains priority habitat also known as Habitats of Principle Importance for biodiversity conservation. These are habitats which are most threatened, in greatest decline, or where the UK holds a significant proportion of the world's total population. There are six main types of priority habitat in the parish (see **Figure 19**) coastal and floodplain grazing marsh; deciduous woodland; lowland heathland; lowland meadows and traditional orchard. There are also a few sites which are identified as no main habitat but additional habitats present.

66 As detailed above, the parish has a rich amount of ecological assets including trees, hedgerows, and waterbodies in the parish. The NPPF (December 2023¹⁶) Chapter 15 afford considerable support for protecting and enhancing the natural environment, key landscapes, and areas of value in terms of biodiversity. Examples include:

- a) NPPF paragraphs 103-107 covers protecting existing local green spaces and the creation of new high quality open spaces.
- b) NPPF Para 136 states that all new streets should include trees, and that planning policies should ensure streets are tree lined, take opportunities to incorporate trees elsewhere in developments, existing trees are retained wherever possible, and measures are in place for the long-term maintenance of newly planted trees.
- c) NPPF Para 180 addresses the need for biodiversity net gains in developments.
- d) NPPF Paragraph 185 supports the mapping of ecological assets and networks, including for enhancement or creation.

67 Schedule 14 of the Environment Act (2021) requires all development schemes to deliver a mandatory 10% biodiversity net gain (BNG) to be maintained for a

¹⁵ Advice and details shared by Norfolk Wildlife Trust in May 2024

¹⁶ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://publishing.service.gov.uk)

period of at least 30 years. The concept seeks measurable improvements for biodiversity by creating or enhancing habitats in association with development. Development proposals must 'leave biodiversity in a better state than before'. In England, BNG became mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990. There will be three ways to deliver BNG, onsite within the red line, off site locally with biodiversity enhanced in conjunction with nearby landowners, or through statutory credits. The requirement for BNG is in addition to following the usual mitigation hierarchy to avoid, mitigate or compensate for biodiversity losses.

- 68 The PPG makes clear that it would be inappropriate for local plan policies to be inconsistent with the statutory framework since this sets the national approach and benchmark for BNG in planning. It also states that policies should not require BNG for types of development that are exempt. Local plans are allowed to include local biodiversity policies which require specific enhancements to support biodiversity where appropriate¹⁷.
- 69 The Local Plan requires that development avoids, mitigates, or compensates for any adverse impacts on biodiversity. It also provides a level of protection for County Wildlife Sites and priority habitat. The Local Plan details requirements with respect to ensuring an integrated network of green infrastructure.
- 70 The NDP contains a number of policies which aim to protect Syderstone's environment. **Policy 5** identifies green ecological corridors, based on environmental data gathered for the parish. These should be preserved and may support the delivery of Biodiversity Net Gain, where this has to be delivered off site. The Policy also aligns well with the emerging Norfolk Local Nature Recovery Strategy (LNRS) which is a new approach in England to restoring and protecting nature. LNRS aim to identify opportunities and priorities for nature restoration¹⁸.

¹⁷ <https://www.gov.uk/guidance/biodiversity-net-gain>

¹⁸ <https://www.norfolk.gov.uk/article/39010/What-a-Local-Nature-Recovery-Strategy-is>

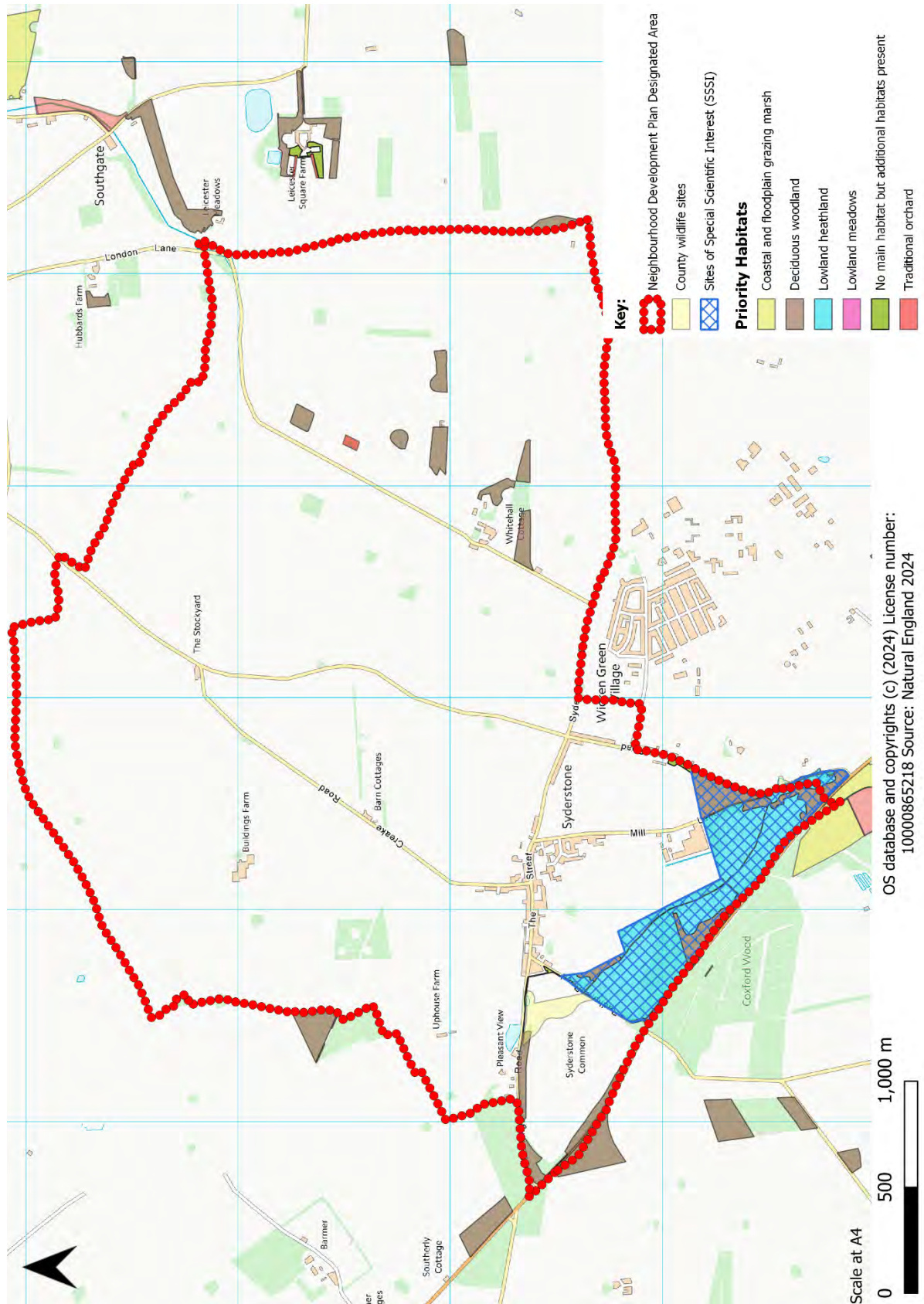


Figure 19- Ecological Network

Biodiversity and Green Ecological Corridors



71 As set out in Norfolk Wildlife Trust guidance¹⁹ biodiversity should be considered at all levels of planning and plays an important component of the green infrastructure of a local area, along with footpaths, allotments, and open green space. Every public body including town and parish councils has a duty to conserve biodiversity under the Natural Environment and Rural Communities Act (2006). Government Guidance on this Act includes recommendations to identify local sites of importance for biodiversity and to protect and enhance biodiversity within the management of local authority land holdings.

72 As part of developing the Neighbourhood Plan, Green Ecological Corridors have been identified to connect areas of wildlife habitat across the Parish. Each Green Ecological Corridor will be a focus for the community and landowners to increase biodiversity and connectivity, for example by planting more trees and hedges, by allowing grassland areas to grow wilder, and by installing features like bird and bat boxes. Green Ecological Corridors can also play a part in the importance of current habitat networks and through policy can set out how any development along these should avoid fragmentation or loss of current species present such as the important Natterjack Toad. The corridors will also be a guiding tool for applicants addressing BNG where it is not feasible to deliver improvements on site. Further information and evidence gathered can be read in the **Syderstone Green Ecological Corridors Paper**.

73 The Green Ecological Corridors in **Figure 20** and shown on the **Policies Map in Appendix A** have been identified after the gathering the below evidence (as shown in **Figure 21** or the **Syderstone Green Ecological Corridors Paper**):

- Analysing data shared by the Norfolk Biodiversity Information Service (NBIS) including the number of species recorded over the years (1820-2020).
- Analysing data by NBIS in the public domain such as the types of species recorded in the parish and the locations these were marked including bees, wasps, ants & sawflies, birds, butterflies & moths, fungi, lichen & slime

¹⁹ [biodiversity-factsheet-for-neighbourhood-plans-\(re.aspx\) \(norfolkwildlifetrust.org.uk\)](https://www.norfolkwildlifetrust.org.uk/biodiversity-factsheet-for-neighbourhood-plans-(re.aspx))

moulds, mammals, other invertebrates, plants, reptiles, and amphibians. NBIS also included details on the different trees and hedgerows present in the parish and a living map of the different types up habitat such as arable land or grassland.

- Explored if there were any international, national, or locally designated sites present in the parish, for example county wildlife sites. Shape files were downloaded from open-source data via Natural England and Norfolk County Council.
- Explored where public rights of way and permissive routes currently exist in the parish and if these link up to areas where national and locally important habitats and species are present. Important to consider recreational pressure in these areas from walkers and animals.
- Gathered details and biodiversity audits taken by locals such as from moth traps to understand current numbers in the parish.
- As well as this an initial community survey was conducted to find out residents and business owners' viewpoints on the importance of the natural environment. The majority of people in the survey (Q14) said they would support the identification of wildlife corridors (96.6% or 84 people). Some people gave specific examples such as established walks advertised in the village would be an ideal place for corridors including footpaths into the countryside and Syderstone Common.

74 The green ecological corridors link key blocks of habitat and species in Syderstone, identifying where there is likely to be best opportunity for improved ecological connectivity. In addition to wildlife benefits, green corridors can be combined with other uses such as footpaths, which means there would also be benefits for residents and visitors in Syderstone. Spending time close to nature is good for people's health physically and mentally and improving these Green Corridors could bring opportunities for people to enjoy further green areas through recreation on publicly accessible land or through assisting with conservation activities.

Policy 5: Biodiversity and Green Ecological Corridors

Biodiversity

Development proposals that will deliver biodiversity net gain greater than the mandatory 10% will be supported and considered to deliver a planning benefit.

Development proposals within or adjacent to Syderstone Common Reserve (SSSI), Syderstone Common County Wildlife Site (CWS) or areas occupied by Priority Habitats and Species including the Natterjack Toad should demonstrate they will not have an adverse impact on these habitats, through an ecological appraisal, and will retain or enhance these areas as part of the development process. The use of buffer zones around these sensitive sites is encouraged.

Policy 5: Biodiversity and Green Ecological Corridors

Any new development proposals should take opportunities to improve the continuity of existing habitats, such as hedgerows and trees, to create safe corridors of movement with good continuity and cover for wildlife moving through the local landscape.

Green Ecological Corridors

The Plan identifies a series of Green Ecological Corridors in Figure 20 and proposed developments within or adjacent to these corridors should:

- Demonstrate an improvement in habitat connectivity by enhancing or restoring the function of the corridor to help increase biodiversity and other environmental benefits; and
- Demonstrate the way in which it will incorporate suitable mitigation for any aspects of the proposed scheme which would reduce the ability of wildlife to move through the corridor, including barriers like buildings and hard surfaces, redirecting water courses, and insensitive management of habitats e.g. hedge cutting in the bird breeding season.
- Demonstrate how dark corridors will be retained and protected at all stages of development through an appropriate lighting scheme that is in accordance with Ecological guidance²⁰.

Community Action 1: Local Action to Encourage Wildlife and Improve Local Habitats

1. The Parish Council will work with the local community to encourage action to enhance habitat and wildlife in public areas and in all gardens. This may include activities to encourage insect friendly planting, bird, and bat boxes, making the most of compost and encouraging wild patches. In public areas actions will be investigated including less frequent mowing, pond maintenance and planting trees. In relation to this, priority will be to work with local landowners to improve habitat for wildlife within the green corridors.
2. The Parish Council will work proactively with the Norfolk Wildlife Trust and other appropriate bodies to support the Trust's aspirations where practical to increase the area of heathland and acid grassland with ponds suitable for Natterjacks helping to create greater connectivity in the landscape to protect vulnerable, isolated populations such as the Natterjack Toad.

²⁰ Guidance Note 08/18 - Bats and artificial lighting in the UK Source: <https://cdn.bats.org.uk/uploads/pdf/Resources/ilp-guidance-note-8-bats-and-artificial-lighting-compressed.pdf?v=1542109349>

Policy 5: Biodiversity and Green Ecological Corridors

- 3. The Parish Council will aim to submit any incidental biological records presented to them by the community to the Local Record Centre (NBIS) to promote a better understanding of the local fauna and flora in Syderstone which would subsequently help to better protect the local species.**

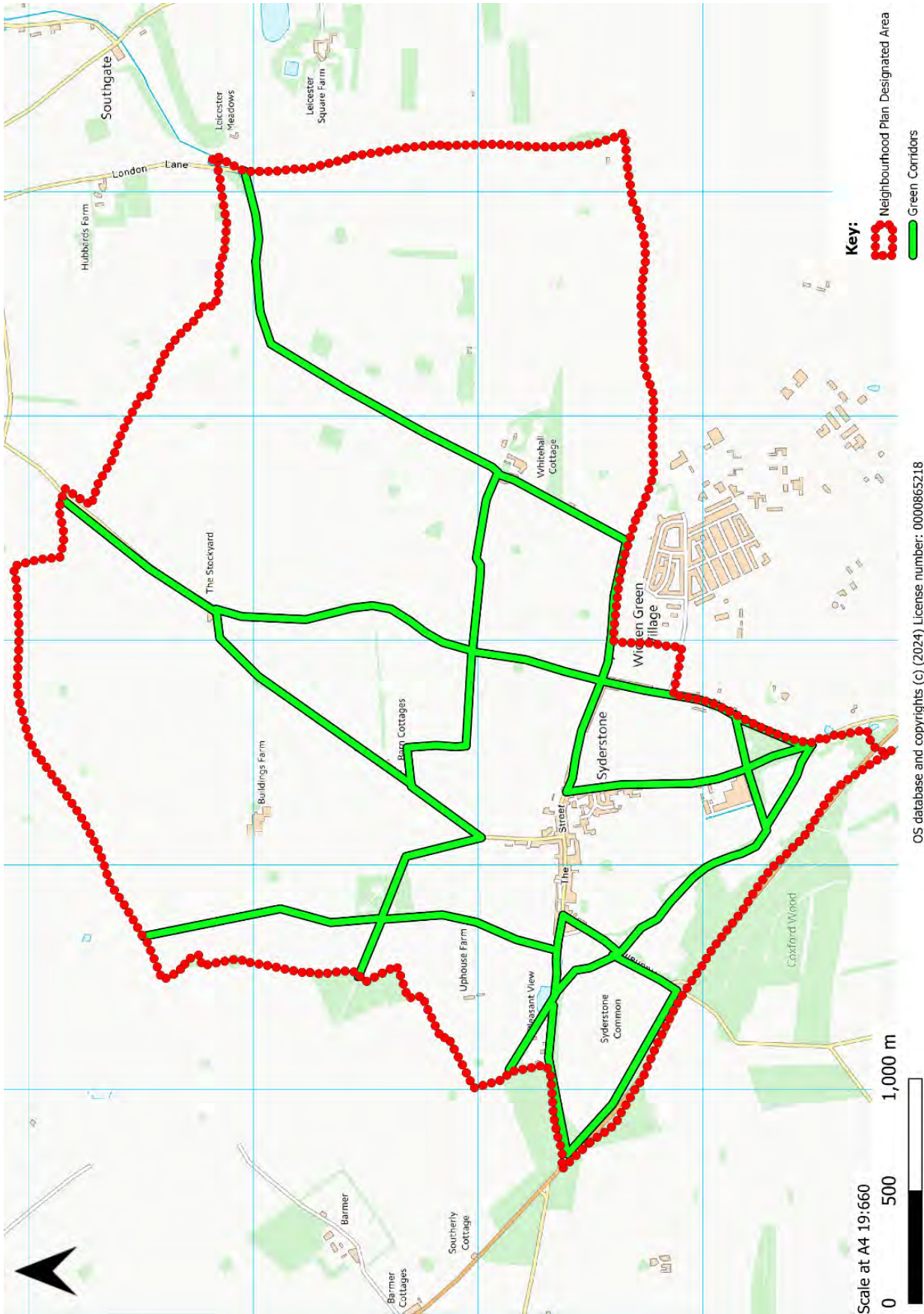


Figure 20- Green Corridors

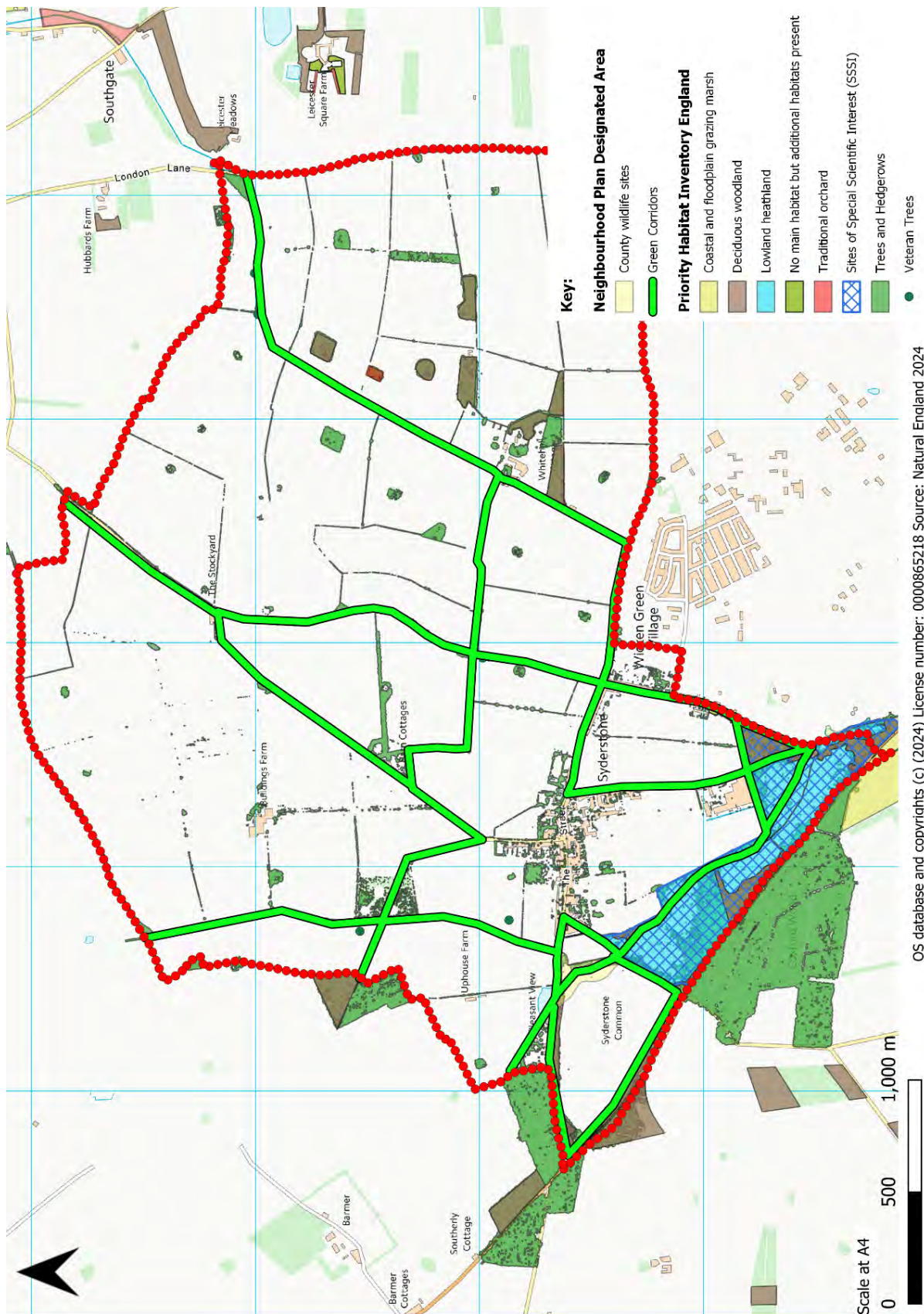


Figure 21- Green Corridors Key Habitats (Source: Natural England, 2024 and Norfolk County Council, 2024)

Trees and Hedgerows



- 75 As stated in the NPPF (December 2023) planning policies should contribute to enhancing the natural environment by recognising the wider benefits from natural capital such as trees and woodland. NPPF Para 136, trees make an important contribution to the character and quality of environments and help mitigate and adapt to climate change such as providing shade and cover. National policy states that local planning policies should ensure that existing trees are retained where possible and that new development should take the opportunity to incorporate trees in developments and guarantee appropriate measures are taken to secure long-term maintenance of newly planted trees.
- 76 The Local Plan states how proposals should protect and enhance our landscape character, biodiversity and geodiversity and goes on to state developments should seek to avoid, mitigate, or compensate for adverse impacts on biodiversity. However, trees and hedgerows are not specifically mentioned.
- 77 Trees and hedgerows in Syderstone have a range of functions such as contributing towards biodiversity and amenity value. There are several trees with Tree Protection Orders (TPOs) reflecting the importance of trees in and around this parish, which are highly valued by the local community (**Figure 22**). In total there is thirteen TPOS in Syderstone and numerous trees fall within the same order with many situated along The Street or Rudham Road.
- 78 In the initial community survey (March 2024) residents stated that the best things about Syderstone was the green environment including trees, nature and the being surrounded by the countryside. In Q13, 83 out of 97 people (95.9%) strongly agreed/agreed that it is important to protect existing habitats such as trees and hedgerows in the parish. With this response in mind, it was considered useful to provide a policy specifically on trees and hedgerows within the neighbourhood plan.

79 As stated in numerous environmental guidance such as CPRE²¹ or the Woodland Trust²², neighbourhood plan policies could consider having criteria to address protecting existing trees and woodlands. In the Woodland Trust guidance, it is suggested that in order to go above and beyond standard policies, neighbourhood plans could set a specific requirement that trees are replaced on a 2 to 1 or 3 to 1 ratio. As well as this a key recommendation by Norfolk Wildlife Trust was to plant 2-3 trees to replace every tree that is removed. However, this is not suitable for ancient woodland or veteran trees as these are irreplaceable and there are a few veteran trees present in the parish. This was an important point to consider to aim to better the environment when replacement planting has to occur for every tree felled by development. The Local Authority does not currently have an adopted policy regarding replacement trees meeting a specific requirement so we feel adding this detail for Syderstone would be beneficial on a local level.

80 The document Trees in Relation to Design, Demolition and Construction BS5837:2012 (to be revised in 2025) ensures that professional standards are followed throughout the design process. This document can help clarify how developers should approach tree protection.



Figure 22- Tree Preservation Orders in Syderstone Source: [Tree preservation orders | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](https://www.west-norfolk.gov.uk)

²¹ [CPREZLandscapeZNeighbourhoodZPlanningZtextZonly.pdf](#)

²² [How to create a neighbourhood plan - Woodland Trust](#)

Policy 6: Trees and Hedgerows

Existing Trees and Hedgerows

Existing trees and hedgerows on development sites should be considered throughout the design process. Wherever possible existing trees and hedges should be protected, without damage or loss of value, particularly those which demonstrate good arboricultural and good biodiversity value.

The loss of irreplaceable veteran trees should be avoided and provide habitat for protected species such as bat roosting potential.

Replacement Trees and Hedgerows

Where there is an unavoidable loss of trees or hedgerows on site, the number and type of replacement trees and hedges should be informed by the quality and size of the lost trees and hedges.

When replacing trees developers must use an appropriate mix of native species of local provenance alongside other species resilient to future climate conditions, guided by resources like the Forestry Commission's Climate Change Tree Species Selection Tool.

Developers must replace trees on a 2 to 1 ratio. Where replacement trees will be onsite preference will be for these to be in the public realm, but if this is not possible on site due to known constraints, replacement trees should be provided in the public realm of Syderstone such as within the recreation ground.

New Trees

New tree planting, in development proposals and throughout the built and natural environments of the Plan area, will be supported to maintain and increase the overall tree canopy cover of the Neighbourhood Area.

New tree planting should provide gateway and landmark trees that contribute to local distinctiveness. This should be done by using species or forms with cultural or historic significance to the area and be informed by a relevant ecology and arboricultural assessment.

Local Green Spaces



81 The National Planning Policy Framework sets out that specific areas of land that are demonstrably special to the local community may be protected against development through designation as Local Green Space (LGS). These are often found within the built-up area and contribute to the character of a settlement. These can vary in size, shape, location, ownership, and use, but such spaces will have some form of value to the community and help define what makes that specific settlement what it is.

82 The designation should only be used where:

- The green space is reasonably close to the community it serves;
- The green area is demonstrably special to the community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity, or richness of wildlife; and
- The green area concerned is local in character and is not an extensive tract of land.

83 A robust process has been followed to determine which green spaces within Syderstone should be designated:

- Initial ideas were suggested by the community as part of consultation activities in March 2024. These were reviewed to consider at a glance whether they would meet the national criteria for designation.
- An assessment against the national criteria for LGS was made for each of the potential areas.
- Landowners were contacted via letter in the early stages of plan preparation before the Regulation 14 Consultation to make them aware that their land was being considered for local green space designation. Letters were sent out in July 2024 to invite them to make representations at the pre-submission stage or beforehand if they wished;
- A final decision was made by the Parish Council as to which green spaces to designate.

84 The consultation survey Q15 (March 2024) asked respondents: *“Are there any green spaces that you would like protected within the parish that we can explore*

to see if these meet the criteria of being demonstrably special as set out in National Policy and Guidance?”. 62 respondents wrote down specific green spaces to explore and the spaces that were mentioned multiple times were: the allotment, play area/recreation field, the pond, Syderstone Common and Womack Wood.

85 This Neighbourhood Plan designates **6** Local Green Spaces for protection, these are identified in **Figure 23** and on the **Policies Map in Appendix A**. These are important not only due to the recreational value they provide but also due to their historic significance in the parish and for the wildlife they support. Justification for each Local Green Space is found in the Syderstone NDP LGS Assessment.

Image of LGS1- Syderstone Common North including the pond (County Wildlife Site)



Image of LGS2- Syderstone Village Sign Green Space



Image of LGS3- Womack Wood



Image of LGS4- Syderstone Recreation Ground and Play Area



Image of LGS5- Village Sign Greenspace, Corner of Norman Way



Image of LGS6- Allotments North of The Street



Policy 7: Local Green Spaces

The areas listed below and shown in Figure 23 are designated as Local Green Spaces:

- **LGS1- Syderstone Common North including the village pond (County Wildlife Site)**
- **LGS2- Syderstone Village Sign Green Space**
- **LGS3- Womack Wood**
- **LGS4- Syderstone Recreation Ground and Play Area**
- **LGS5- Village Sign Greenspace, Corner of Norman Way**
- **LGS6- Allotments North of The Street**

Development proposals in the six designated Local Green Spaces listed above will be managed in accordance with national policy for Green Belts.

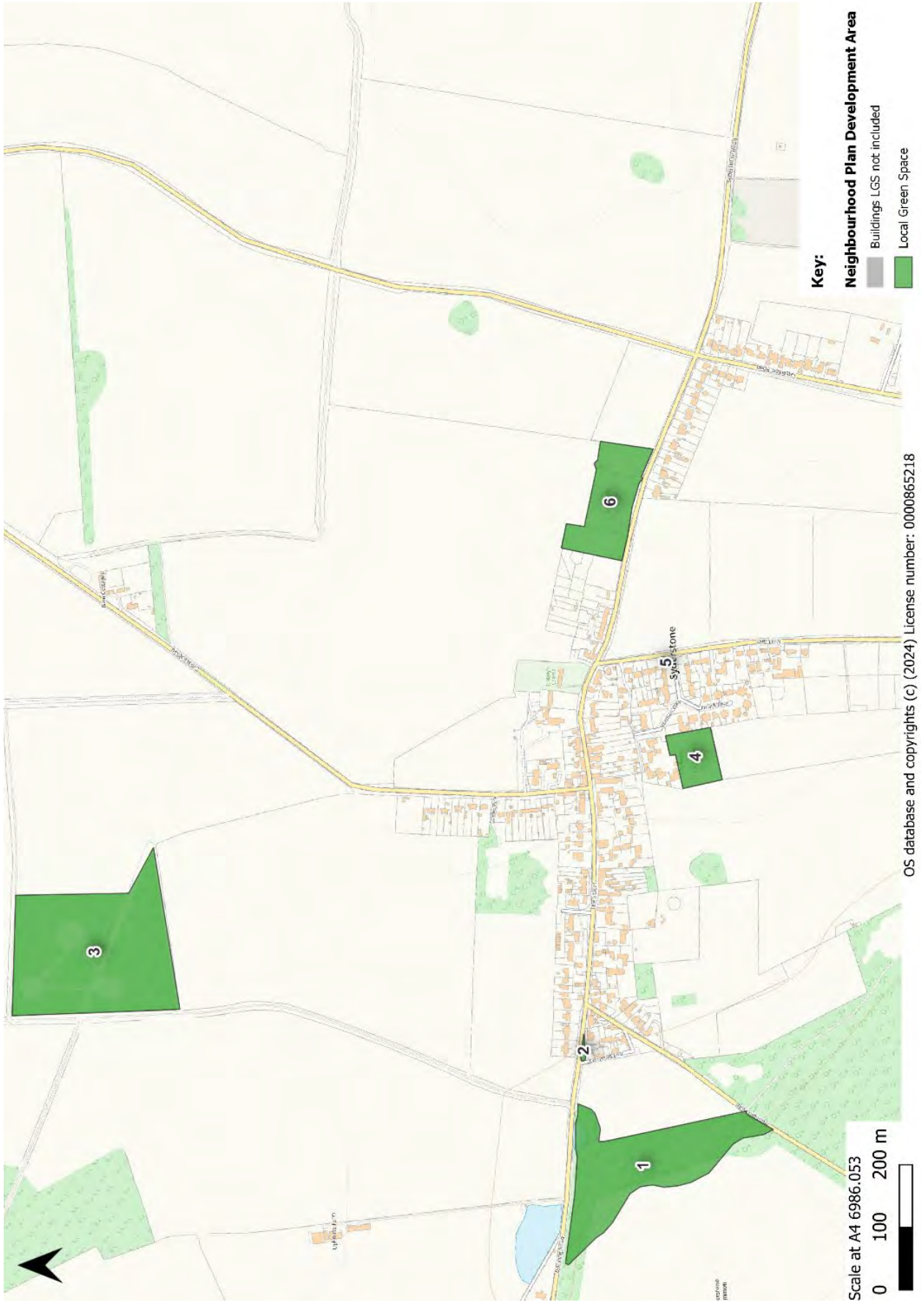


Figure 23- Local Green Spaces

Important Local Views



86 The National Planning Policy Framework indicates that planning policies and decisions should protect and enhance valued landscapes recognising the intrinsic character and beauty of the countryside. There are some specific views and vistas within Syderstone NDP area that are of particular importance to the local community. Building on national and local planning policy, Syderstone NDP identifies these, provides justification for their significance in a supporting assessment, and seeks to protect them for future enjoyment.

87 The community were offered the opportunity in Question 16 of the initial survey (March 2024) to identify any views in the village which were considered to be special and worthy of protection in the NDP. 51 people put forward suggestions with many mentioning areas already publicly accessible. Specific views mentioned in the survey included but were not limited to:

- Across the playing field towards the heath and Syderstone Common.
- All of the marked walks around the village.
- Church and graveyard.
- East side of Creake road when entering the village.
- Rudham Road (looking towards the village from the Common).
- Jacks Lane looking towards the village.
- Views from Ashside.
- Views along the Street from 10 Cottages in the east to Carriage House in the west and views up The Street (looking east) from junction with Creake Road.
- Views from the fields north of the Church looking back to the Church.
- Views from the edge of Syderstone Common SSSI looking north and East to the village.
- Views across the fields in the north of the Parish.
- View from the top of mill lane looking out over the common.
- Views from the church from the footpath which links the church to footpaths leading to Creake Road and Ashside
- Views from and over the common
- Views from both end of the street
- View of the allotments

- View from the pond up Burnham Green Lane (Sandy Lane)
- View from the B1454 intersecting with Rudham Road looking towards Uphouse farm and twenty-acre plantation.
- From twenty Acre Plantation pm boundary of parish towards Uphouse Farm and church
- View from military gun emplacement (old common) towards the village
- Views from the ancient burial ground

88 All views were reviewed by the Steering Group and further evidence was gathered on a site visit including photographing the views worthy of protection to determine whether they should be included. Some views, or ideas put forward, were not included as they already had environmental protection such as Syderstone Common SSSI or were planning to be protected as local green spaces within the NDP such as the allotments, church grounds and recreation field.

89 Overall, the NDP seeks to protect 8 public locally important views, many of which include local features of the landscape, key buildings, and landmarks in the Parish. Justification for each of the views is provided in **Syderstone's NDP Views Assessment** document. The intention is not to stop development within these views, but to ensure that their distinct character is retained. Development within the views listed in **Policy 8** that are overly intrusive or prominent will not be supported. Any proposals within these views will need to demonstrate that they are sited, designed and of a scale that does not significantly harm them.

Policy 8 : Protection of Important Local Views

The following 8 views, shown in Figure 24 and described in Syderstone's Views Assessment are identified as important public local views:

- 1. The view looking south over the field towards the Church, Old Rectory and Church Barn from the northern end of Creak Road**
- 2. The view looking East along The Street**
- 3. The view looking Southwest from the footpath north of the church**
- 4. The view looking northwest towards Womack Wood from the footpath north of the church**
- 5. The view looking northwest towards Womack Wood from Docking Road**
- 6. The view looking southwest along Rudham Road**
- 7. The view looking west from the recreation field towards Syderstone Common**
- 8. The view looking north towards Womack Wood from Broadlands (North of the Street)**

Proposals are expected to demonstrate that they are sited, and designed to be of a form and scale, that avoids or mitigates any harm to

Policy 8 : Protection of Important Local Views

the key views. Development proposals that would unacceptably affect these key views will not be supported.

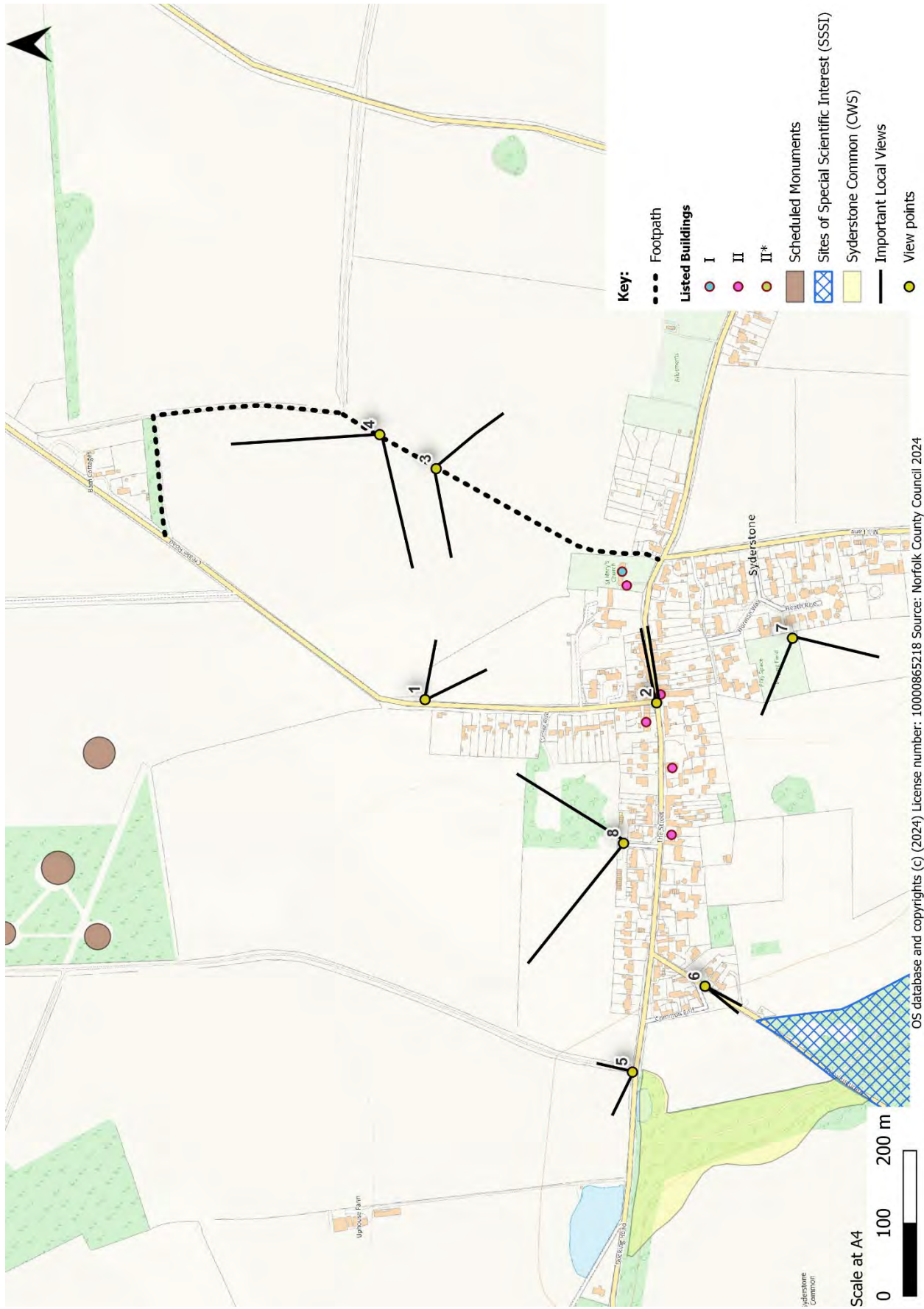


Figure 24- Important Local Views

Dark Skies



90 The NPPF (December 2023) notes how planning policies should ensure that new development is appropriate for its location considering effects of pollution (including light pollution) that could arise from the development on site and with its wider surroundings. In paragraph 191 Clause C planning policies and decisions should: “*limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation*”.²³ Guidelines have been created around planning for good exterior lighting which will be relevant for the Dark Skies policy.

91 Outdoor lighting should be carefully designed to ensure appropriate placement, duration, colour, and timing. The quote “*more light is not necessarily better light*”²⁴ is discussed in some detail in the GOV Light Pollution Guidance and Dark Sky Society (2020) paper in relation to promoting safety. Where light fixtures give off an unsafe glare it can result in reduced visibility and accidents on the road and streets, especially when vision is readapting to darker areas²⁵. Examples of fixture types that can be used to reduce glare and light trespassing in the night sky include:

- Fully shielded fixtures (enclosed in full cut off or canopy fixtures);
- Lighting which is directed downwards.
- Using energy efficient bulbs/low light levels such as white LED, metal halide or fluorescent sources.
- Controlled lighting on timers, motion detectors when needed including no dusk to dawn lights²⁶.
- Using warmer colour lights such as yellow where possible avoiding blue, or ultraviolet content since these are generally more disruptive to humans and wildlife.

92 The CPRE Dark Skies Mapping²⁷ shows the majority of the neighbourhood designated area falls into the darkest categories, suggesting that as a whole the parish has relatively dark skies with very little light pollution. In the consultation

²³ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/publishing/service)

²⁴ [Light pollution - GOV.UK \(www.gov.uk\)](https://www.gov.uk/light-pollution)

²⁵ [LightingPlanGuidelines.pdf \(darkskysociety.org\)](https://darkskysociety.org/lighting-plan-guidelines.pdf)

²⁶ [Towards-A-Dark-Sky-Standard-V1.1.1.pdf \(southdowns.gov.uk\)](https://southdowns.gov.uk/towards-a-dark-sky-standard-v1.1.1.pdf)

²⁷ [England's Light Pollution and Dark Skies \(cpre.org.uk\)](https://cpre.org.uk/englands-light-pollution-and-dark-skies)

survey (March 2024) some respondents commented that things they liked about the parish was the fact it had dark skies.

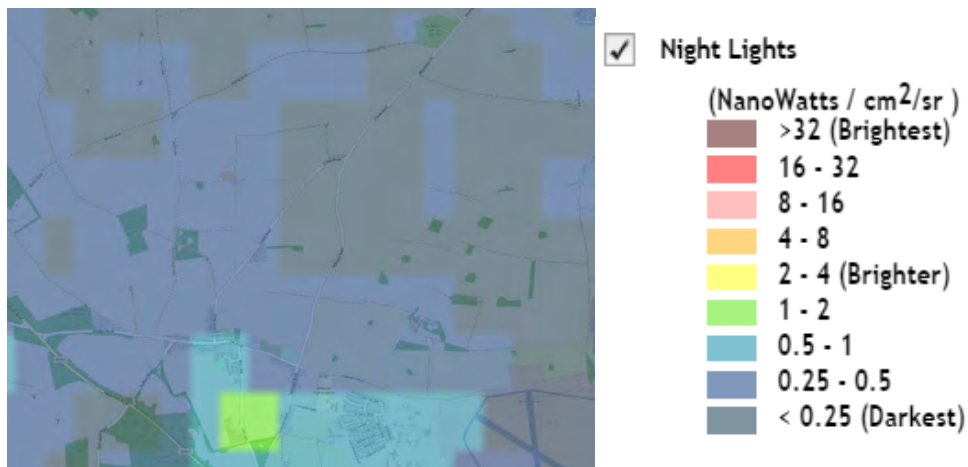
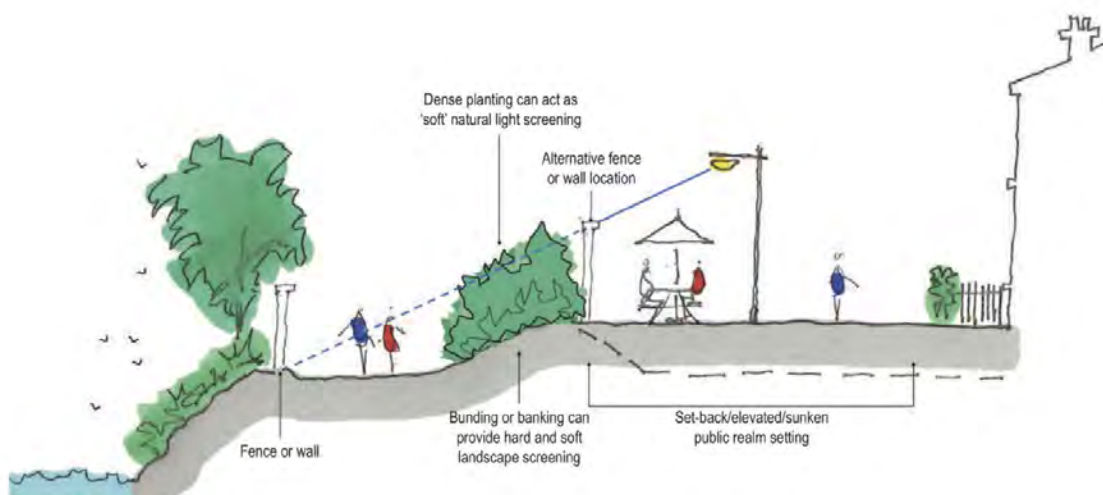


Figure 25- Dark Skies in Syderstone (Source: CPRE, 2024²⁸)

93 Additional intrusive external or internal lights associated with new development would be detrimental to the character of the village and could harm local wildlife such as bats. Useful practice guidance documents have been made in relation to obtrusive lighting which applicants are encouraged to make themselves aware of and review these when developing proposals²⁹. This is because the location, height and orientation of new development can have a considerable impact on light spill. Small changes in terms of the placement of windows, open space and footpaths can all help to achieve a better outcome in terms of minimising light spill onto habitats and green areas. Examples of physical light screening options for external or internal lights are shown below from the Institution of Lighting Professional Guidance on Bats.



²⁸ [England's Light Pollution and Dark Skies \(cpre.org.uk\)](https://www.cpre.org.uk)

²⁹ [Artificial Lighting Guidance - Buildings, planning and development - Bat Conservation Trust \(bats.org.uk\)](https://www.bats.org.uk), [layout \(bats.org.uk\)](https://www.bats.org.uk) and [Guidance Note 1 for the reduction of obtrusive light 2021 | Institution of Lighting Professionals \(theilp.org.uk\)](https://www.theilp.org.uk)

Figure 26- External lighting mitigation options. Source: Institution of Lighting Professionals, 2023

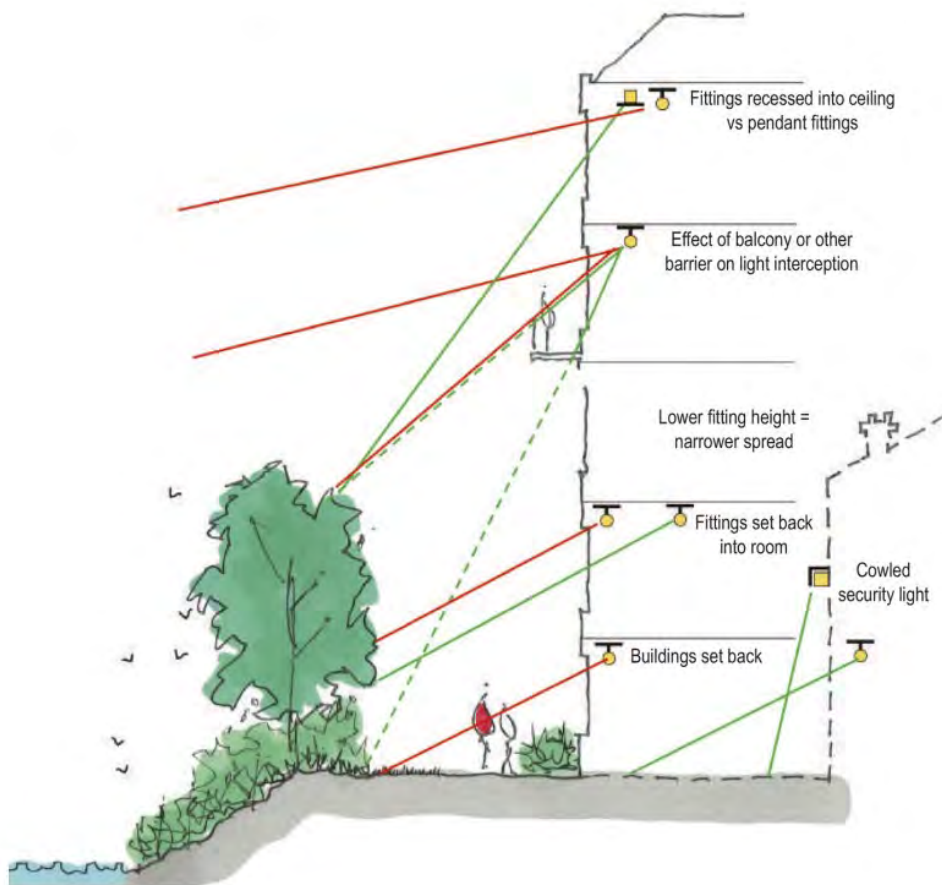


Figure 27- Internal lighting mitigation options. Source: Institution of Lighting Professionals, 2023

94 It is noted that in many cases external and internal lights fall into permitted development, however, it is possible to influence lighting associated with new development and the evidence and national guidance on the benefits of sensitive lighting may encourage better design choices by others.

Policy 9 : Dark Skies

New development proposals should demonstrate the way in which they have considered the location, height, and orientation of their development to avoid obtrusive light spill from internal and external fittings.

External light proposals should address the following principles:

- a) Fully shielded (enclosed in full cut-off flat glass fitments).**
- b) Directed downwards (mounted horizontally to the ground and not tilted upwards).**

Policy 9 : Dark Skies

- c) Avoid dusk to dawn lighting by introducing timed motion detectors; and
- d) Ensure lighting schemes such as LED streetlights will not cause unacceptable levels of light pollution particularly in intrinsically dark areas.
- e) Use low-energy lamps such as LED, metal halide or fluorescent sources.

Proposals including external lighting in prominent locations likely to be visible from the surrounding landscape will not normally be supported except where a requirement can be demonstrated in the interests of safety and security on public footways.

Development proposals should demonstrate compliance with best practice guidance for avoiding artificial lighting impacts on bats³⁰, birds and other species.

Where internal lighting is likely to cause harm to the landscape, or disturbance and risk to wildlife, proposals will be sought for mitigating pollution from internal light sources. Large windows, roof lights and large areas of glazing are particularly relevant in this context.

³⁰ <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

Community Services and Facilities



This section supports delivery of the following NP objective:

- e) *Protect existing community facilities that meet the needs of the resident population and encourage further community services, and businesses to come forward to enhance opportunities and quality of life while remaining appropriate to the rural location.*

95 Syderstone has a small selection of community services including St Mary’s Church, the allotments, the playing field, and the bus service. There are also a few local businesses within the parish of which many are based at Syderstone Business Park along Mill Lane. The business park includes a number of trades within storage units such as motor services, timber services, self-storage facilities, kitchen furniture shop, plant, and machine hire. There is a public house building along The Street named The Lynn Arms, however, this has been vacant for more than five years. The parish council and many within the community would support seeing this building come back into use as a public house.

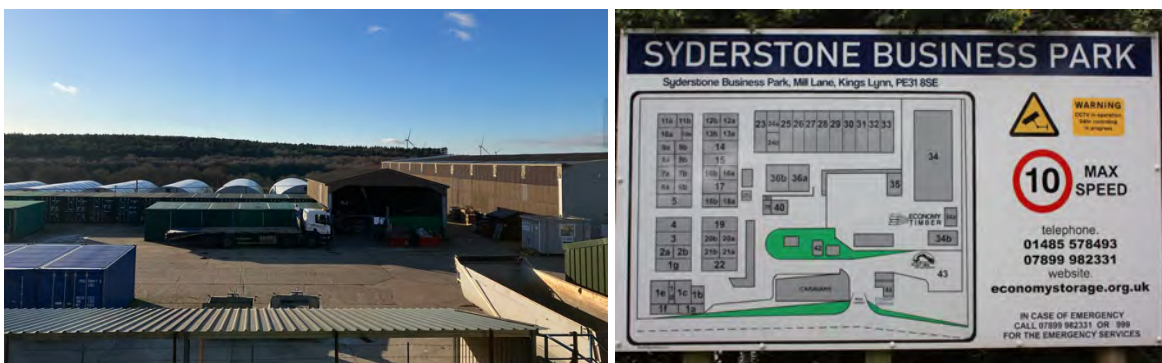


Figure 28- Syderstone Business Park

96 The nearest core services residents need such as the General Practice (GP) are in Docking, Fakenham, or Burnham Market and they would need private transport

to get to these settlements. Regarding public transport: there are two bus services (26A and 201) which travel through Syderstone via The Street from Fakenham to Wells Next the Sea. However, both the 26A and 201 are school day services only which would not be considered sustainable. A frequent response in the initial survey (March 2024) by residents was that Syderstone needs an improved bus service with direct connections to nearby villages or towns such as Docking and Kings Lynn as well as an evening timetable.

97 The existing local services within Syderstone are valued by residents and retaining these are important. In the consultation survey (March 2024) Q20 asked respondents what facilities in Syderstone they would like to protect. The ones considered most important included Amy Robsart Hall, Allotments, Bus stop/service, Church, Footpaths, Mobile Library, Post Office, Public House, and the Playground. The Lynn Arms Public House has now closed and the reinstatement of this was mentioned numerous times in the initial community survey. As well as this some of the facilities listed above are being afforded protection in the neighbourhood plan via **Policy 7** as Local Green Space designations. With this in mind just one has been listed in **Policy 10**.



Figure 29- Pictures of The Lynn Arms

98 As well as protecting existing community facilities respondents to the community survey in March 2024 also gave suggestions on what new services and facilities they would like to see in the parish. Many of these included a café, general convenience store, post office, pub, and more leisure and social activities such as fitness classes and evening quizzes. Other ideas included a bowling green, community hub, co-working spaces for smaller businesses and a dog paddock.

99 NPPF (December 2023) paragraph 97 supports the protection of valued existing services and the delivery of new ones to maintain the vitality of rural communities. In the Local Plan, community facilities are protected, and new cultural facilities are actively encouraged. Protection is already provided by the NPPF and in the Local Plan, however, the NDP identifies the existing community facility it wishes to protect in Syderstone as well as supporting new facilities when they accord with their appropriate character area.

100 In terms of the rural economy, the Local Plan is supportive of the rural economy and diversification through a rural exception approach. This means permission may be granted on land which would not otherwise be appropriate for development and where it meets a local business need. It should be appropriate in size, adjacent the settlement and not detrimental to the local environment or residents.

Policy 10: Community Facilities and Employment Services

Expanding or New Employment Services

Proposals regarding the expansion or creation of new employment services at Syderstone Business Park will be supported as long as they conform to any relevant neighbourhood plan policies including Policy 3 Character Area- Post War Development. Onsite parking should also be provided for any new units.

Proposals which will bring employment and spaces for the community to gather, such as a cafe or the re-establishment of the Lynn Arms Public House, will be strongly supported as long as such proposals conform to any other relevant neighbourhood plan policies.

Protected Community Facility

Amy Robsart Hall will be protected as a community facility in accordance with Local Plan policies for the protection of community facilities.

Community Action 2: Improving Community Facilities and Services within the Parish

The parish council will proactively work with the appropriate stakeholders, landowners and community with regards to improving facilities/services within the parish such as the bus service, maintenance of footpaths and encouraging more activities and clubs for all ages.

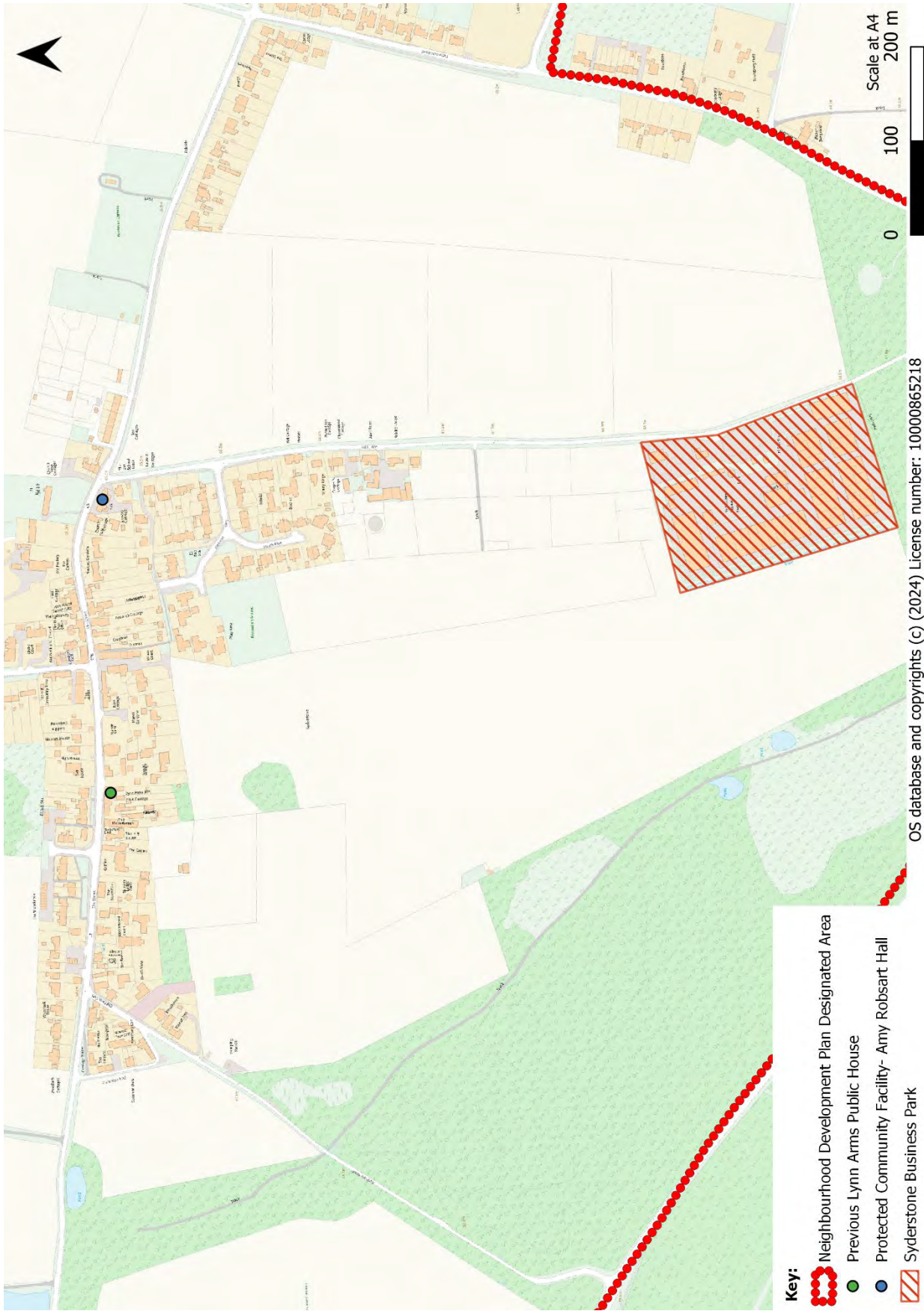


Figure 30- Community Facilities and Services

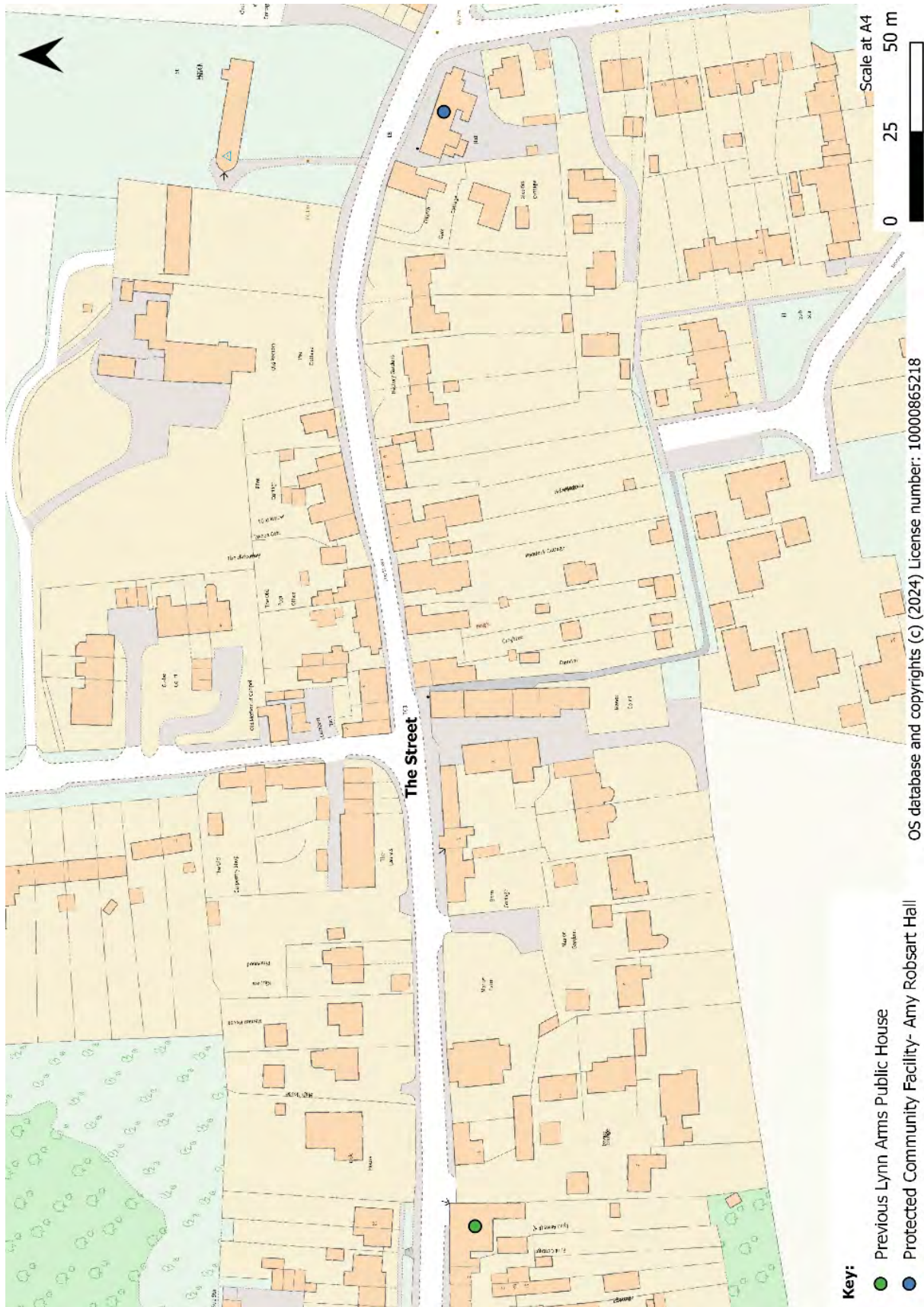


Figure 31- Amy Robsart Hall (Blue) and Previous Lynn Arms Public House (Green)

Transport and Access



101 As stated in the last section Syderstone has limited public transport services within the parish and access to services would mainly be reliant on private transport. Within the village there is a network of kerbed footways such as along The Street, Creake Road, Docking Road, Rudham Rd, Mill Lane and Tattersett Road. These paths would allow safe access to local services in the area when walking on foot. With regards to cycling, there are no dedicated cycle lanes or a national cycle route running through Syderstone. Along most of the streets/roads the footpaths are located on one side and can be narrow. Typical for the character of the area there are grass verges which individuals could walk along to avoid walking directly in the road. In the more built up areas of the parish the speed limit is 30mph.



Figure 32- Syderstone Village Speed Sign

102 In the initial community survey (March 2024) respondents were asked which transport and access improvements do they think would be beneficial for the area in Q19. The most support was for an improved bus service followed by improving and creating more public footpaths and permissive routes into the countryside. As well as this respondents gave insight into the importance of needing clear signage on footpaths and having better access or safer routes for people as well as horse riders. A number of locations were given on where more footpaths are needed in the village including from Tattersett Road to Mill Lane, from the airbase to London Lane/Syderstone Road and along Rudham Road into the woods.

103 There are currently a number of restricted byways within the parish which are predominantly to the west and south of the built up area. As well as this there is one public footpath within the parish linking The Street to Creake Road alongside St Mary's Church towards Barn Cottages (**Figure 33**).

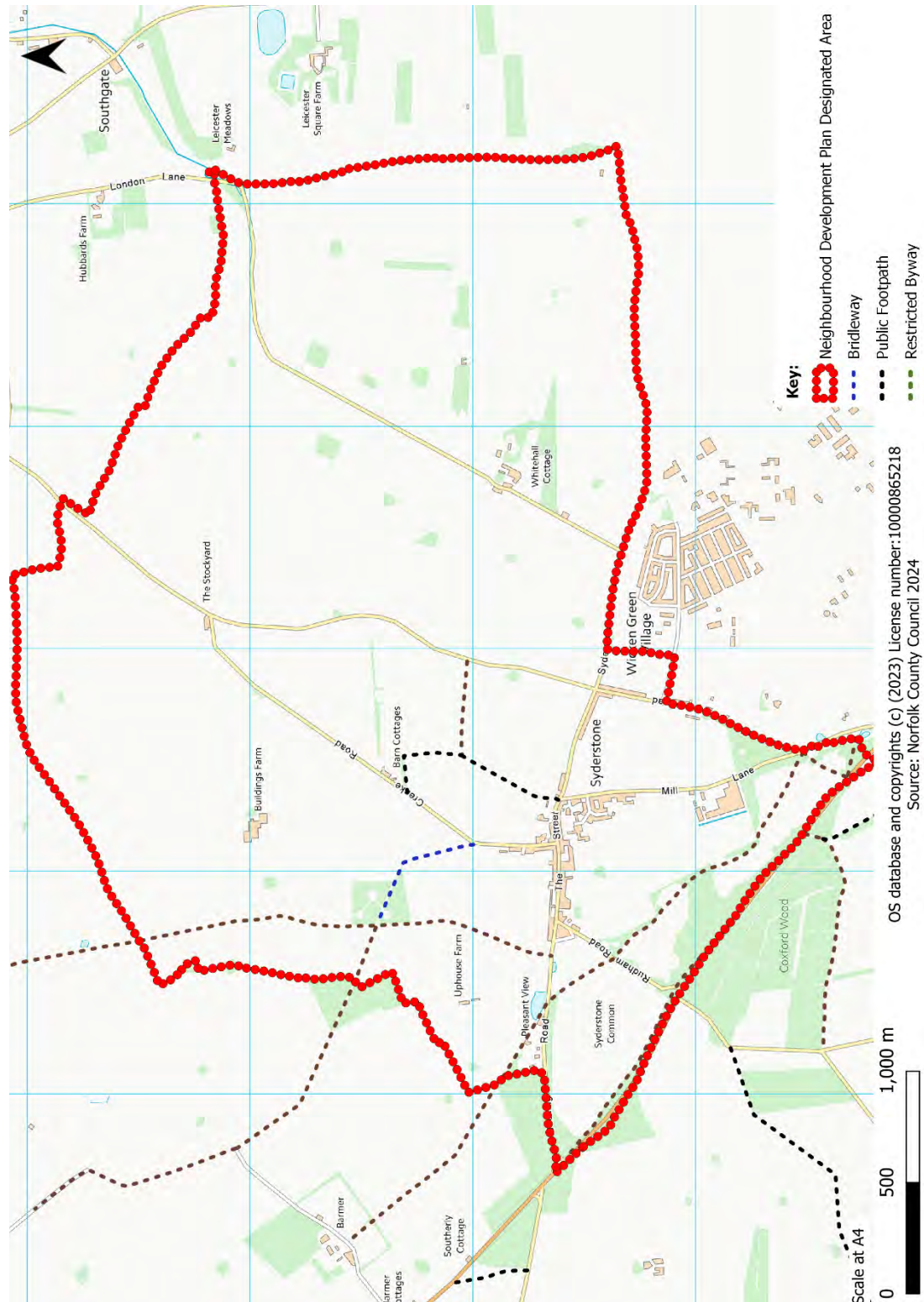


Figure 33- Syderstone's Public Rights of Way

104 A number of circular walks are already advertised within the parish at Amy Robsart Hall and beyond which link up to the current public rights of way present in **Figure 34**. There are five short circular walks in total averaging between 2-6km which can be used by residents and visitors for recreational purposes. Some of these routes cross pathways and in total there are 8.6km of public pathways which lead into the countryside. However, residents would welcome more.

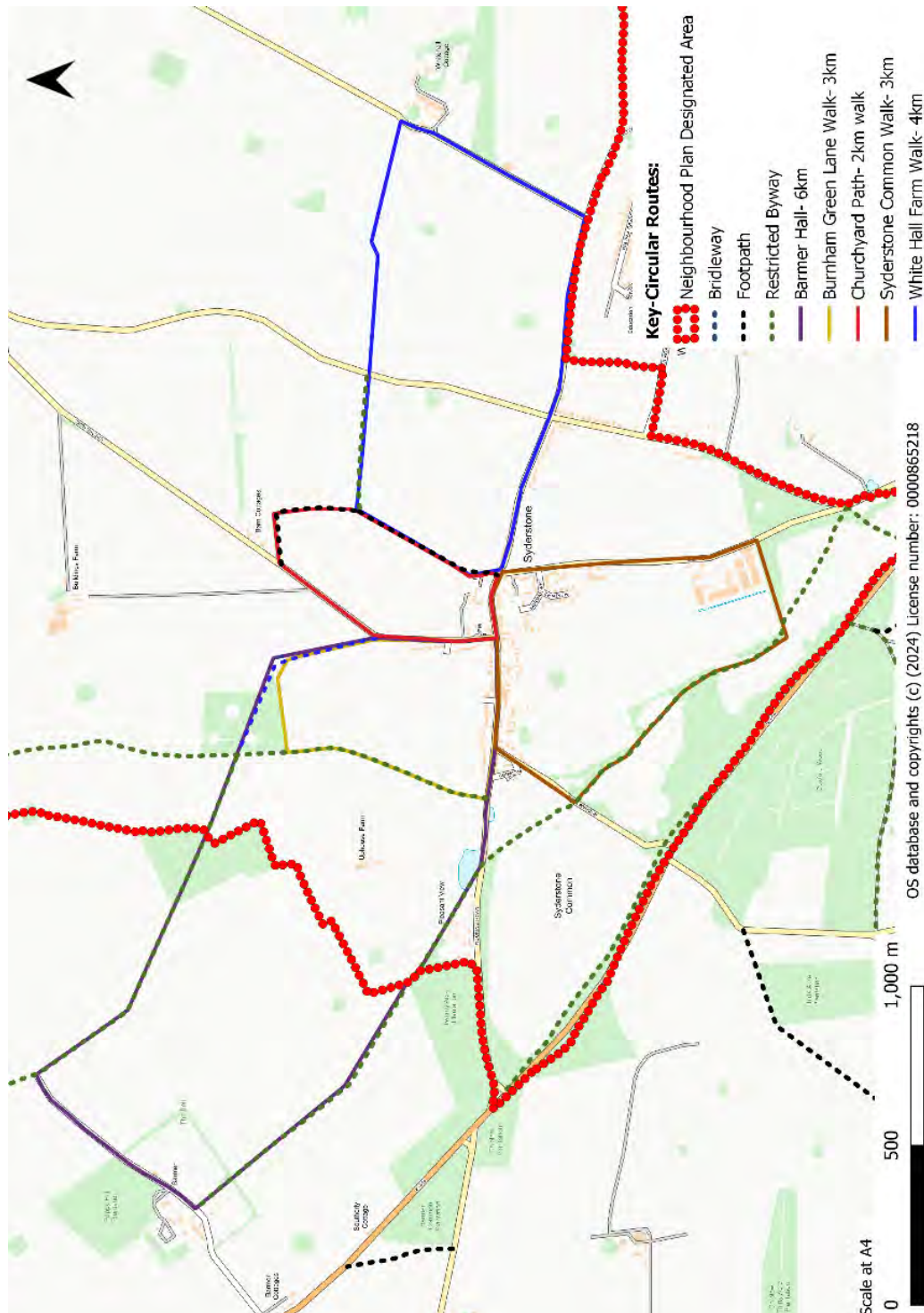


Figure 34- Syderstone's Circular Routes and Public Rights of Way

105 Whilst a number of the issues related to transport and access cannot be directly solved within the NDP, the parish council thought it was important to understand current issues which are felt within the community and to address this where possible in a community action which can be explored throughout the plan period with the appropriate landowners and bodies.

Policy 11: Walking and Access

Any net new development, excluding householder applications, within the existing footway network, or adjacent, will be expected to provide new or improved links to the network which are safe and accessible for all (including disabled, pram and pushbike users).

Active travel routes should deliver improved accessibility and connectivity including using specific materials like non-slip surfaces.

Community Action 3: Pathways and Recreational Routes

The Parish Council will work with local landowners, statutory stakeholders, local wildlife groups and adjacent parishes to investigate establishing new permissive routes within the countryside.

The parish council will also liaise with the above bodies when addressing how to improve our existing footpaths and routes. This includes improving:

- 1. Accessibility for all users where practical on current routes;**
- 2. Signage and publicity of the current circular routes for recreational use in Syderstone for residents and visitors;**
- 3. Signage and publicity on the importance of respecting Syderstone Common Reserve and in particular the Natterjack Toad when walking through this site.**

Monitoring, review, and implementation

106 Syderstone Parish Council will take responsibility for monitoring the effectiveness of the Neighbourhood Development Plan. The plan is to undertake monitoring annually by capturing the outcome of planning applications determined by the Borough Council of King's Lynn and West Norfolk. A monitoring spreadsheet, similar to that recommended by Locality³¹ will be used. This considers how effective each policy has been in both influencing the outcome of decisions and any conditions applied to development that is permitted.

Policy Number	Usage in planning applications/ decisions	Issues addressed	Issues not addressed satisfactorily	Comments
<i>Policy 1</i>	<i>Twice</i>	<i>Affordable provision within the development</i>	<i>Housing mix does not meet aspirations</i>	<i>Policy too vague on housing mix</i>

107 The Neighbourhood Development Plan will be reviewed at an appropriate time in the future should any changes in national or local policies necessitate revisions to the plans policies to remain in general conformity. As well as this a review may take place when it is felt necessary to investigate further information to add to the current policies such as local green spaces, important key views or other topics which arise as a concern in the community which currently are not seen to be an outstanding issue. The comments shared by the community at Regulation 14 which are not being taken forward at this time will stay under review for any future changes to the development plan.

108 The table below sets out the community actions and relevant partnership/stakeholders for delivery. The community actions and the implementation of these will be reviewed annually as well to monitor working relationships and necessary changes.

Community Action	Relevant Stakeholders/Partners
<p>Community Action 1: Local Action to Encourage Wildlife and Local Habitats</p> <p>The Parish Council will work with the local community to encourage action to enhance habitat and wildlife in public areas and in all gardens. This</p>	<ul style="list-style-type: none"> • Local community including businesses • Local landowners • Statutory bodies where appropriate.

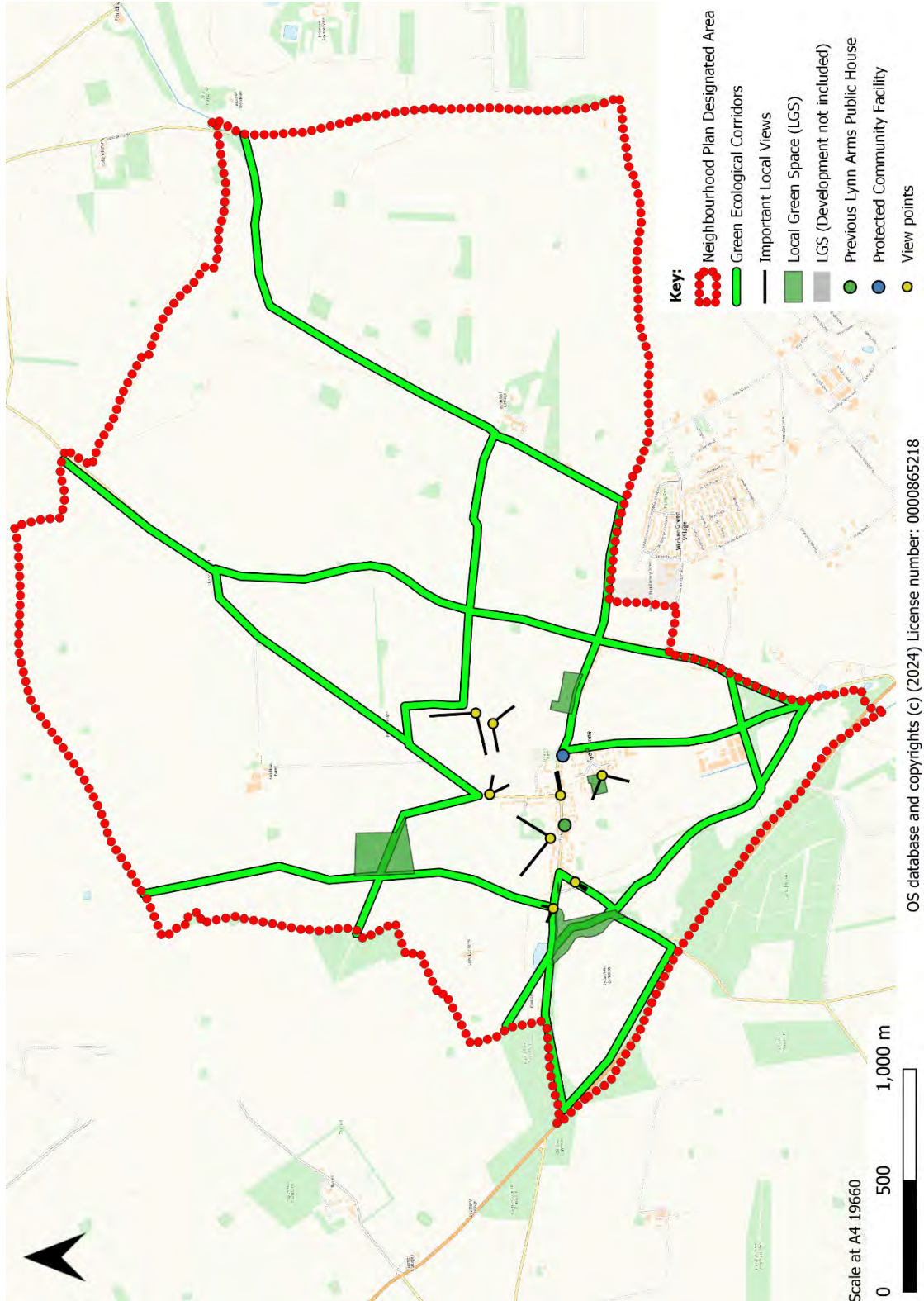
³¹ [How to implement, monitor, and review your made neighbourhood plan - Locality Neighbourhood Planning](#)

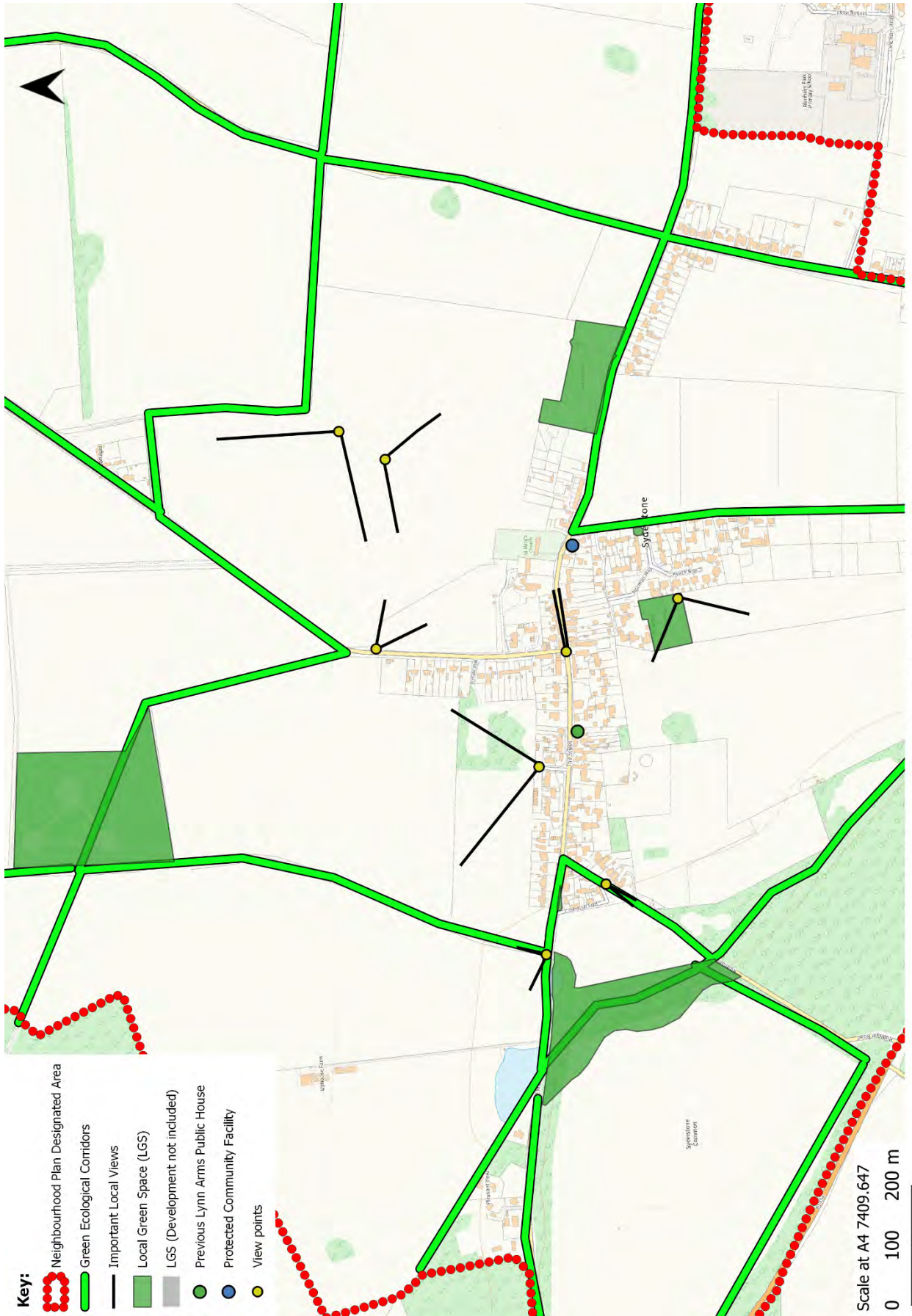
Community Action	Relevant Stakeholders/Partners
<p>may include activities to encourage insect friendly planting, bird, and bat boxes, making the most of compost and encouraging wild patches. In public areas actions will be investigated including less frequent mowing, pond maintenance and planting trees. In relation to this, priority will be to work with local landowners to improve habitat for wildlife within the green corridors.</p> <p>The Parish Council will work proactively with the Norfolk Wildlife Trust and other appropriate bodies to support the Trust's aspirations where practical to increase the area of heathland and acid grassland with ponds suitable for Natterjacks helping to create greater connectivity in the landscape to protect vulnerable, isolated populations such as the Natterjack Toad.</p> <p>The Parish Council will aim to submit any incidental biological records presented to them by the community to the Local Record Centre (NBIS) to promote a better understanding of the local fauna and flora in Syderstone which would subsequently help to better protect the local species.</p>	<ul style="list-style-type: none"> • Norfolk Wildlife Trust and Wildlife charities
<p>Community Action 2: Improving Community Facilities and Services within the Parish</p> <p>The parish council will proactively work with the appropriate stakeholders, landowners and community with regards to improving facilities/services within the parish such as the bus service, maintenance of footpaths and encouraging more activities and clubs for all ages.</p>	<ul style="list-style-type: none"> • Landowners • Stakeholders • Sanders Coaches • Norfolk County Council • Borough Council of Kings Lynn and West Norfolk • Local businesses, community groups and residents
<p>Community Action 3: Pathways and Recreational Routes</p> <p>The Parish Council will work with local landowners, statutory stakeholders, local wildlife groups and adjacent</p>	<ul style="list-style-type: none"> • Local Landowners • Statutory Agencies such as Norfolk County Council, Borough Council of

Community Action	Relevant Stakeholders/Partners
<p>parishes to investigate establishing new permissive routes within the countryside.</p> <p>The parish council will also liaise with the above bodies when addressing how to improve our existing footpaths and routes. This includes:</p> <ol style="list-style-type: none"> 1. improving accessibility for all users where practical on current routes; 2. improving signage and publicity of the current circular routes for recreational use in Syderstone for residents and visitors; 3. improving signage and publicity on the importance of respecting Syderstone Common Reserve and in particular the Natterjack Toad when walking through this site. 	<p>Kings Lynn and West Norfolk</p> <ul style="list-style-type: none"> • Norfolk Wildlife Trust • Local Community

Appendix A: Policies Map

The policies map aids users to see where the protected community facility, the designated local green spaces, important local views and green corridors are in relation to one another in the designated area.





Appendix B: Design Checklist Questions from the AECOM Design Guidelines and Codes Document (2024)

General Approach

Because the design guidelines cannot cover all design eventualities, section 4.1 of the Syderstone Design Guidance and Codes Document (2024) provides a number of questions based on established good practice against which the design of a proposal should be evaluated. There are also general design guidelines for new development listed on page 44 of the AECOM document.

The aim of the checklist below is to assess all proposals by objectively answering the **relevant** questions. It is recognised that there is a large number of questions, and these have been pulled out from the AECOM Syderstone Design Codes and Documents (2024). Not all the questions will apply to every development. When an applicant submits the design checklist it is encouraged that the questions/headings which have not been addressed in one's application is stated and the reasoning behind this.

For example, a householder extension may not require car parking. In this case the Applicant should indicate that this section of the checklist is not applicable.

The relevant questions should provide an assessment as to whether the design proposal has considered the context and provided an adequate design solution.

A proportionate approach should be taken to the scale and type of proposal. It is up to the applicant on how they wish to interpret the design checklist. An Applicant could:

EITHER

Provide a response to each question in the checklist.

OR

Provide a summary statement under each of the relevant checklist headings, as below.

- 1. Street grid and layout**
- 2. Settlement Pattern**
- 3. Local green spaces, views, and character**
- 4. Gateway and access features**
- 5. Building layout and grouping**

6. Building line and boundary treatments

7. Building heights and roofline

8. Household extensions

9. Building materials and surface treatment

10. Car Parking

Effective use of the design checklist will be monitored by the Parish Council when applications are submitted.

Checklist Questions

Street grid and layout		Answers
1	Does it favour accessibility and connectivity? If not, why?	
2	Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists, and those with disabilities?	
3	What are the essential characteristics of the existing street pattern; are these reflected in the proposal?	
4	How will the new design or extension integrate with the existing street arrangement?	
5	Are the new points of access appropriate in terms of patterns of movement?	
6	Do the points of access conform to the statutory technical requirements?	
Local green spaces, views & character		Answers
7	What are the particular characteristics of this area which have been taken into account in the design, i.e. what are the landscape qualities of the area?	
8	Does the proposal maintain or enhance any identified views or views in general?	
9	How does the proposal affect the trees on or adjacent to the site?	
10	Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.	
11	Has the proposal been considered within its wider physical context?	
12	Has the impact on the landscape quality of the area been taken into account?	
13	In rural locations, has the impact of the development on the tranquillity of the area been fully considered?	
14	How does the proposal affect existing views which are important to the area and how are these views incorporated in the design?	
15	Can any new views be created?	
16	Is there adequate amenity space for the development?	
17	Does the new development respect and enhance existing amenity space?	

<p>18 Have opportunities for enhancing existing amenity spaces been explored?</p> <p>19 Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?</p> <p>20 Is there opportunity to increase the local area biodiversity?</p> <p>21 Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?</p> <p>22 Can water bodies be used to provide evaporative cooling?</p> <p>23 Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required?)</p>	
Gateway and access features	
<p>24 What are the typical groupings of buildings?</p> <p>25 How have the existing groupings been reflected in the proposal?</p> <p>26 Are proposed groups of building offering variety and texture to the built environment?</p> <p>27 What effect would the proposal have on the streetscape?</p> <p>28 Does the proposal maintain the character of dwelling clusters stemming from the main road?</p> <p>29 Does the proposal overlook any adjacent properties or gardens? How is this mitigated?</p> <p>30 Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?</p> <p>31 Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads; and/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?</p>	
Building line and boundary treatment	
<p>32 What are the characteristics of the building line?</p> <p>33 How has the building line been respected in the proposals?</p> <p>34 Has the appropriateness of the boundary treatments been considered in the context of the site?</p>	
Building heights and roofline	
<p>35 What are the characteristics of the roofline?</p> <p>36 Have the proposals paid careful attention to height, form, massing and scale?</p> <p>37 If a higher-than-average building(s) is proposed, what would be the reason for making the development higher?</p> <p>38 Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?</p> <p>39 Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?</p>	

Household extensions	
<p>40 Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?</p> <p>41 Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?</p> <p>42 Do the proposed materials match those of the existing dwelling?</p> <p>43 In case of side extensions, does it retain important gaps within the street scene and avoid a ‘terracing effect’?</p> <p>44 Are there any proposed dormer roof extensions set within the roof slope?</p> <p>45 Does the proposed extension respond to the existing pattern of window and door openings?</p> <p>46 Is the side extension set back from the front of the house?</p> <p>47 Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?</p> <p>48 Can any materials be re-used in situ to reduce waste and embodied carbon?</p>	
Building materials and surface treatment	
<p>49 What is the distinctive material in the area?</p> <p>50 Does the proposed material harmonise with the local materials?</p> <p>51 Does the proposal use high-quality materials?</p> <p>52 Have the details of the windows, doors, eaves, and roof details been addressed in the context of the overall design?</p> <p>53 Do the new proposed materials respect or enhance the existing area or adversely change its character?</p> <p>54 Are recycled materials, or those with high recycled content proposed?</p> <p>55 Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.</p> <p>56 Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?</p>	
Car parking	
<p>57 What parking solutions have been considered?</p> <p>58 Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?</p> <p>59 Has planting been considered to soften the presence of cars?</p> <p>60 Does the proposed car parking compromise the amenity of adjoining properties?</p> <p>61 Have the needs of wheelchair users been considered?</p> <p>62 Can electric vehicle charging points be provided?</p> <p>63 Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?</p> <p>64 If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?</p>	

Appendix C- Abbreviations and Glossary

Term	Definition
Affordable Housing (NPPF 2023 Definition)	<p>Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <ul style="list-style-type: none"> A. Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent). B. Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used. C. Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households. D. Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes

Term	Definition
	shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.
Affordable Rented Housing	Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
BCKLWN	Borough Council of Kings Lynn and West Norfolk
BNG	Biodiversity net gain (BNG) is a way to contribute to the recovery of nature while developing land. It is making sure the habitat for wildlife is in a better state than it was before development ³² .
Dark Skies	Places where the darkness of the night sky is relatively free of interference from artificial light.
Energy Efficient	The practice of using less energy to perform the same amount of output for a task, service or produce the same result.
Green Infrastructure	A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities, and prosperity.
Local Green Space (LGS)	Local Green Space is a way of designating local green areas , which meet a set of criteria, in order to protect them from inappropriate development.
NDP	Neighbourhood Plan
NPA	Neighbourhood Plan Area
NPPF	National Planning Policy Framework
Open Market Housing	Open market housing is housing which is built by developers (which may be private companies or housing associations, or Private Registered Providers), for the purposes of sale (or rent) on the open market.
SADMP	Site Allocations and Development Management Policies Document
Sheltered Housing	Sheltered housing (also known as retirement housing) means having your own flat or bungalow in a block, or on a small estate, where all the other residents are older people (usually over 55). With a few

³² [Understanding biodiversity net gain - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/understanding-biodiversity-net-gain)

Term	Definition
	<p>exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. There are many different types of scheme, both to rent and to buy. They usually contain between 15 and 40 properties, and range in size from studio flats (or 'bedsits') through to 2 and 3 bed roomed. Properties in most schemes are designed to make life a little easier for older people - with features like raised electric sockets, lowered worktops, walk-in showers, and so on.</p> <p>Some will usually be designed to accommodate wheelchair users. And they are usually linked to an emergency alarm service (sometimes called 'community alarm service') to call help if needed. Many schemes also have their own 'manager' or 'warden', either living on-site or nearby, whose job is to manage the scheme and help arrange any services residents need. Managed schemes will also usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, a guest flat and a garden.³³</p>
Social rented housing	<p>Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008.). Guideline target rents for this tenure are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with Homes England.³⁴</p>
Specialist housing for older people	<p>A wide range of housing types specifically aimed at older people, which may often be restricted to those in certain older age groups. This could include residential institutions, sheltered housing, extra care housing, retirement housing and a range of other potential types of housing which has been designed and built to serve the needs of older people, including often providing care or other additional services.</p> <p>Sheltered Housing¹⁴: self-contained flats or bungalows where all the residents are older people. Schemes on the whole provide independent, self-contained homes, either to rent or buy. Properties in most schemes have features like raised electric sockets, lowered worktops, walk-in showers, and so on, as well as being linked to an emergency alarm service. Some will be designed to accommodate wheelchair users. Managed schemes will also usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, guest flats and gardens.</p> <p>Extra Care Housing: housing which usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available</p>

³³ 4 See <http://www.housingcare.org/jargon-sheltered-housing.aspx>

³⁴ See <http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing>

Term	Definition
	if required. Residents are able to live independently with 24-hour access to support services and staff, and meals are often also available. In some cases, these developments are included in retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.
SuDS	Sustainable urban drainage system
Usual resident	According to the Census, a usual resident is anyone who is in the UK and has stayed or intended to stay in the UK for a period of 12 months or more or has a permanent UK address and is outside the UK and intends to be outside the UK for less than 12 months.

Development of this neighbourhood plan was supported by

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