

Syderstone Neighbourhood Plan Evidence Base Paper



Image Source: Visit Norfolk, 2023

June 2024

Table of Contents

KEY ISSUES	1
POPULATION CHARACTERISTICS	4
HOUSING.....	6
UNOCCUPIED DWELLINGS	11
AVAILABILITY OF LOCAL SERVICES AND ACCESSIBILITY	14
FLOOD RISK	21
NATURAL ENVIRONMENT	26
DARK SKIES	31
LANDSCAPE CHARACTER	32
HISTORIC ENVIRONMENT	34
GLOSSARY	39
APPENDIX A: SYDERSTONE HOUSING DATA 2012-2023 (KING'S LYNN & WEST NORFOLK BOROUGH COUNCIL, SEPTEMBER 2023)	44

List of figures:

Figure 1- Syderstone Age Groups 2011 and 2021 (Census 2011;2021).....	4
Figure 2- Zoopla Example of Housing Prices within Syderstone between 2018 and 2023. Source: Zoopla	7
Figure 3- Syderstone Allocated Site in the King's Lynn and West Norfolk Sites Allocation and Development Management Policies Document (2016)	8
Figure 4-List of recent permissions in Syderstone (2011 to 2023)	9
Figure 5-Affordable Housing in Syderstone	10
Figure 6-Home ownership categories from Borough Council of King's Lynn & West Norfolk Council Tax records (2023) and Business Rates List (2024)	11
Figure 7-: Household spaces and households with no usual residents in 2011.....	12
Figure 8- Facilities and Services within Syderstone	16
Figure 9- Public Rights of Way within Syderstone (Source: Norfolk County Council, 2024)	17
Figure 10- Syderstone Circular Routes and Public Rights of Way	17
Figure 11- Circular Routes	18
Figure 12- Syderstone Circular Routes Map	18

Figure 13: Numbers of cars or vans in Syderstone compared to King’s Lynn and West Norfolk (Census 2021)	19
Figure 14- Flood risk from rivers in Syderstone (Source: Environment Agency, 2023) ..	21
Figure 15- Surface Water Flood Risk within the whole parish (Source: Environment Agency, 2023)	22
Figure 16-Surface Water Flood Risk within the built-up area of Syderstone (Source: Environment Agency, 2023)	22
Figure 17-Groundwater Body for Syderstone (Source: DEFRA, 2023)	24
Figure 18-Groundwater vulnerability map within Syderstone (Source: DEFRA, 2023) ...	24
Figure 19- Wildlife Designations (Source: Natural England, 2023)	27
Figure 20- County Wildlife Site within the parish (Source: Natural England, 2023)	27
Figure 21- Priority Habitats (Source: Natural England, 2023)	28
Figure 22- Habitat Networks (Source: Natural England, 2023)	29
Figure 23-Agricultural Land Classification (Source, Natural England (2023)	30
Figure 24-Dark Skies in Syderstone	31
Figure 25- Listed buildings within Syderstone (Source: Historic England, 2023)	34
Figure 26- Historic Finds within Syderstone (Source: Norfolk Heritage Explorer, 2023) 35	
Figure 27-A Roman cosmetic mortar from Syderstone	36

Key Issues

Theme	Issues
Population Characteristics	<ul style="list-style-type: none"> Analysis of 2011 and 2021 Census data indicates that there has been little change in the parish's population profile over the last 10 years. Over half of the parish is of working age and older age groups are on the rise meaning suitable or adaptable housing will need to be considered. Housing will need to cater for a mix of age groups, younger people looking for their first house, families, and older people, who may be looking to downsize.
Housing	<ul style="list-style-type: none"> There are no new housing allocations proposed in the emerging local plan since G91.1 has already been built out. Therefore, future housing growth will likely be reliant on windfall permissions unless the Neighbourhood Plan choose to allocate. The level of affordable housing is very low when compared to the rest of the district, county, and country, which may prevent individuals such as younger people on lower wages to remain in the area due to a lack of suitable accommodation. Whilst there are 18 affordable rented units in the parish there is no affordable ownership. There is no specialist sheltered housing for older people. This contrasts with the population characteristics which show an ageing population. There are no one-bedroom or four-bedroom affordable housing options for rent or ownership.
Unoccupied Dwellings	<ul style="list-style-type: none"> Around 78% of homes in Syderstone are occupied by usual residents (permanent or full time), so there may only be a small impact from the 21% of unoccupied properties on the level of community togetherness all year round. Given its location the area is likely to continue to attract second homeowners or people wishing to own a furnished holiday let, which is likely to lead to a further reduction in usual residents. This may impact on community spirit, wellbeing, and isolation of usual residents, particularly in winter months.

Theme	Issues
Availability of local services and accessibility	<ul style="list-style-type: none"> • There is a small range of local services/facilities available within the parish. However, with the facilities available there will not be many employment opportunities. Sustainable access to facilities such as the Syderstone Business Park is limited to these facilities and the private car will be required unless individuals walk along Mill Lane which is in a 60mph zone without footpaths once passing the Syderstone sign. • Public transport availability is limited for usual residents living in Syderstone. • Most households have access to a private car/van, with the proportion of people not having one very low.
Flood Risk	<ul style="list-style-type: none"> • Surface water, ground water and river flooding is identified as being at a medium to high risk within different parts of the parish including around the built-up area. It will be important to ensure this is not worsened through new development.
Natural Environment	<ul style="list-style-type: none"> • It is possible that wildlife present within the SSSI is also present within other parts of the neighbourhood area at times. As well as this it is important to keep the conservation objectives in mind for landscape close to these boundaries. • Additional housing growth within the area could lead to increased recreational pressure on the nearby Syderstone Common (SSSI). Development could have an adverse effect on the settlement of the County Wildlife Site (CWS)/SSSI, priority habitats and potential habitat networks if these aspects are not considered appropriately in plan-making and decisions and contributions to boost habitat creation are ignored.
Dark Skies	<ul style="list-style-type: none"> • Light pollution is an issue within the parish and should be considered within the design of future development.
Landscape Character	<ul style="list-style-type: none"> • Development on the edge of Syderstone could create an intrusion into the open countryside if not sensitively designed. • Open views across the landscape are a key feature of the area and should be preserved. • Further development could impact upon the peaceful, rural character of the area. • Development that does not incorporate local materials may not blend well with the character of the area.

Theme	Issues
Historic Environment	<ul style="list-style-type: none"><li data-bbox="496 248 1350 421">• The parish has a rich history, particularly with finds from multiple periods, as well as a few listed buildings (7) and a Scheduled Monument However, it does not have a conservation area or any other historic designations.<li data-bbox="496 432 1305 564">• There is potential for development to impact the historic nature of the parish. The design of new development is particularly important with respect to this.

Population Characteristics

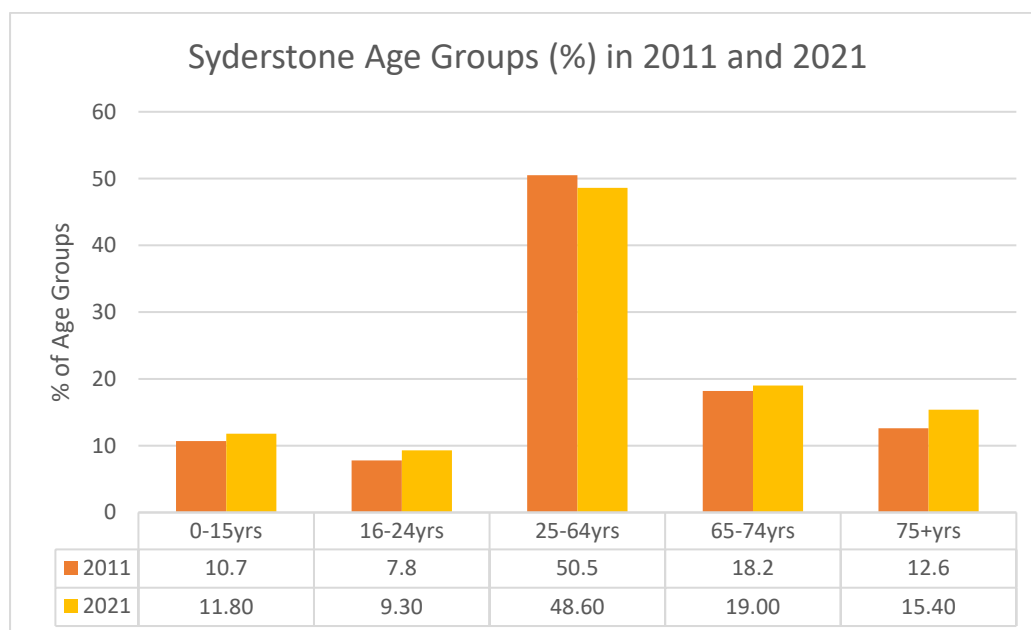
The total usual resident population of Syderstone is 430 according to the Census 2021¹ compared to 445 in 2011², showing little change. The parish is small in comparison to the 154,300 people residing in King’s Lynn and West Norfolk and 56,490,000 in England.

In 2011, the census data shows that the ratio of females and males was nearly a 50:50 split with males making up 51.9% of the parish and females 48.1%.

According to census data a high proportion of the population is of working age. In 2011, the mean age was 49.8 years old, and the median was 53. As shown in **Figure 1** the age profile of the population has remained fairly static over the last ten years. There has been a slight decline in the 25-64 category and increase in other age groups.

Interestingly for a rural area the amount of younger people (0-24yrs) makes up around 21% of the parish according to the Census 2021 data. The data also shows there has been a rise in older age groups (65+yrs) and if current usual residents choose to stay in the parish for a further 10 years the population will age further.

Figure 1- Syderstone Age Groups 2011 and 2021 (Census 2011;2021)



The data shows that there are a real mix of age groups in the parish so suitable housing will need to cater for all age groups, and give flexibility to the need for smaller housing to allow people to get on the housing ladder, allow older people to potentially downsize

¹ Census 2021. Population. Source: [Build a custom area profile - Census 2021, ONS](#)

² Census 2011. Nomis Local Area Report for Syderstone. Source: [Local Area Report for areas in England and Wales - Nomis \(nomisweb.co.uk\)](#)

or move to more suitable/adaptable housing, and also homes which must cater for current families or growing families.

Issues:

- Analysis of 2011 and 2021 Census data indicates that there has been little change in the parish's population profile over the last 10 years. Over half of the parish is of working age and older age groups are on the rise meaning suitable or adaptable housing will need to be considered.
- Housing will need to cater for a mix of age groups, younger people looking for their first house, families, and older people, who may be looking to downsize.

Housing

More detailed evidence with respect to this will be provided by the Housing Needs Assessment supplied by AECOM.

According to Census 2021 data there are 210 households in the parish which is a slight decrease from 2011 where there was 214 households. In 2011 out of the 214 households with usual residents (full time residents), 168 households owned their property outright or with a mortgage (78.5%) followed by 23 households renting either privately or through other means (10.7%). The remaining percentage of the parish either lived rent free with other family members for example (2.3%) or through social rented properties (8.4%). In 2011 there were no households under shared ownership³. There has been slight change in the 2021 Census data, with 77.9% owning a house outright or with a mortgage, 12.2% of the parish private renting/living rent free and 13.9% socially renting. This shows that rented property (social and private) have both increased in the parish.

The majority of household spaces (214) in 2011 were detached houses/bungalows making up 41.2% of homes, followed by semi-detached dwellings (40.8%) then terraced (16.5%) other dwellings were less common such as flat/maisonette/apartment (1.5%). In 2021 the census build a profile data⁴ shows a house/bungalow makes up 99.1% of the parish and flats and caravans/other temporary structures make up 1%. The percentage of houses/bungalows in the parish are higher than the Norfolk average (86.4%) and England (77.4%) and not surprisingly the flat percentage is significantly lower than Norfolk (13%) and England (22.2%).

Regarding household size, the Census 2021 shows the majority of households (63.3%) are made up of 2 or more people, considered as a single family household. This could be either households made up of couples, couples and children (dependent or non-dependent). The most common was 2 people in a household (47.9%) followed by 1 person (31.3%), 3 people (10.9%) then 4 or more (10%). Following on from data shows that 3 bedroom properties are the highest in the parish (43.9%) followed by 4 or more bedrooms (32.5%), 2 bedrooms (22.2%) and 1 beds making up 1.4%. The larger properties make up a higher percentage than the district average whereas smaller properties including 1-2 beds fall below the district percentages. This shows that in the

³ Census 2011. Nomis Local Area Report. Source: [Local Area Report for areas in England and Wales - Nomis \(nomisweb.co.uk\)](https://www.nomisweb.co.uk)

⁴Census 2021. Syderstone. Source: [Build a custom area profile - Census 2021, ONS](https://www.ons.gov.uk)

parish there is a real mix of households so the need would also be of dwelling sizes of 1 bed to 4 bed potentially.

As parish already has a high proportion of larger properties, housing mix of new builds could be focused on smaller properties, especially as a large amount of the parish are made up of single households. Regarding household deprivation, around 47.9% of households are considered to not be deprived. When you look at the breakdown according to the Indices of Multiple Deprivation, 41.7% are deprived in one dimension and 10.4% in two or more dimensions. Deprivation dimensions could be related to different indicators such as access to services, education, employment, health or housing⁵.

Forty-nine properties in the parish have been bought or sold in the last five years, with an average sold price of £293,750 according to Zoopla⁶. The data search showed that 27 of these were detached dwellings, 13 semi-detached and 7 properties were terraces. A large number of properties which were sold were between 2 to 4 bedrooms.

*Figure 2- Zoopla Example of Housing Prices within Syderstone between 2018 and 2023.
Source: Zoopla*

Types of properties	Lowest sold price £000s	Sold date	Highest sold price £000s	Sold date
Detached	£162,000 (bungalow no bed specified)	July 2020	£1,000,000 (8 bed property)	November 2020
Semi-detached	£165,000 (2 bed bungalow)	February 2019	£365,000 (4 bed property)	November 2020
Terraced	£202,500 (mid terrace freehold no bed specified)	August 2020	£375,000 (end terrace freehold no bed specified)	August 2022

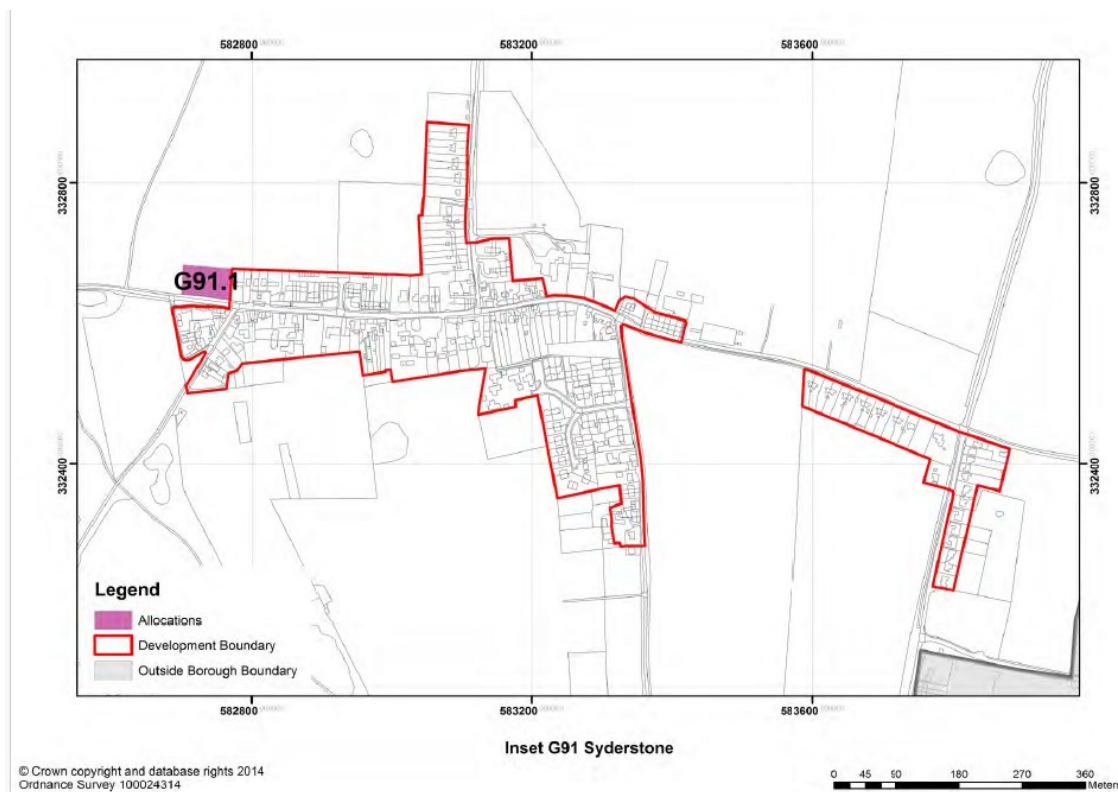
In the Sites Allocations Development Management Policies Document (SADMP, 2016) Syderstone had one allocation G91.1- Land west of no. 26 The Street (**Figure 3**). The land amounted to 0.3 hectares and was allocated for residential development of at least 5 dwellings. The Local Authority highlighted in the SADMP that in line with the council's preferred method of distributing housing development the parish would have received 4 dwellings. However, they preferred to allocate five to trigger the threshold for delivering affordable housing on site so one home could be affordable. This allocation has been

⁵ [Household deprivation variable: Census 2021 - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk)

⁶ [House prices in Syderstone - sold prices and estimates - Zoopla](https://www.zoopla.co.uk)

carried over into the Local Plan Review, which is currently at the examination stage. The site has full planning permission for 5 homes (18/01917/F/ 21/02228/F). According to data supplied by the Borough Council of King's Lynn and West Norfolk in August 2023 it was built out in June 2023.

Figure 3- Syderstone Allocated Site in the King's Lynn and West Norfolk Sites Allocation and Development Management Policies Document (2016)



Outside of the now built out G91.1 allocation 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 Appendix A. The total net gain for the 7 planning permissions, considered as windfall, is 10 dwellings. Looking at the planning permissions:

- 5 of the planning permissions have completed (between October 2015 and April 2022)
- 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. There has also been a permission for the demolition/replacement of a bungalow and

annexe with two semi-detached houses and a change of use application to convert a barn to ancillary accommodation.

Figure 4-List of recent permissions in Syderstone (2011 to 2023)

Planning Permission Ref	Description	Dev Types	Net gain	Status
15/01186/F	New dwelling and cart shed	New residential building	1	COMPLETED 26/07/2017
14/01359/RM	Proposed construction of dwelling on garden plot adjacent to 2 Tattersett Road, Syderstone, Norfolk	New residential building	1	COMPLETED 21/10/2015
14/00900/RM	Reserved Matters Application: Proposed residential development	New residential building	3	COMPLETED 19/02/2016
14/00898/RM	Reserved matters application: Proposed residential development	New residential building	2	COMPLETED 15/02/2016
19/00184/F	Demolition of existing bungalow and annex, and construction of a pair of semi-detached, two storey, open market dwellings.	New residential building	1	GRANTED 27/03/2019
21/00339/F	Construction of 2 dwelling houses following demolition of existing bungalow	New residential building	1	GRANTED 24/05/2021
21/00600/F	Conversion of existing barn to ancillary accommodation	Change of use of non-res building to dwelling(s)	1	COMPLETED 21/04/2022
			Total net gain: 10 within 11 years	

Affordable housing comprises:

- Affordable housing to rent
- Shared ownership or shared equity

- Discounted market sales housing

Some of these options offer a more affordable route to home ownership, and the Government has introduced several options over the years to enable people to get their first home, whether to rent or buy. A new tenure option called First Homes is being introduced by the Government.

There are currently **18** affordable rented units in Syderstone, according to data supplied by the Borough Council in September 2023. The size and type are provided in **Figure 5**. There is no affordable housing for ownership, sheltered housing for older people or shared ownership units (September 2023). There is currently one household on housing the waiting list for Syderstone looking for a 1 bed and easy access accommodation. A Housing Needs Assessment will provide further detailed evidence with respect to affordable housing.

Figure 5-Affordable Housing in Syderstone

Number of Beds	General Needs	Sheltered Housing	Shared ownership
Bedsit (0)	-	-	-
1	-	-	-
2	8 (bungalows) 1 (house)	-	-
3	9 (houses)	-	-
4	-	-	-
Total	18	0	0

Source: West Norfolk Borough Council, Housing Data September 2023

Issues:

- There are no new housing allocations proposed in the emerging local plan since G91.1 has already been built out. Therefore, future housing growth will likely be reliant on windfall permissions unless the Neighbourhood Plan choose to allocate.
- The level of affordable housing is very low when compared to the rest of the district, county, and country, which may prevent individuals such as younger people on lower wages to remain in the area due to a lack of suitable accommodation. Whilst there are 18 affordable rented units in the parish there is no affordable ownership.
- There is no specialist sheltered housing for older people. This contrasts with the population characteristics which show an ageing population.

- There are no one-bedroom or four-bedroom affordable housing options for rent or ownership.

Unoccupied Dwellings

The Census defines unoccupied dwellings as units of accommodation that have no usual residents. Some may be used by short-term residents or visitors as second homes, while some are truly vacant, that is, have no indication of being used as a second home and are not inhabited by short-term residents.⁷

The Borough Council collects some useful data with respect to Council Tax. In October 2023 around 21% of domestic properties within Syderstone were either second homes or holiday homes, see **Figure 6**.

Figure 6-Home ownership categories from Borough Council of King's Lynn & West Norfolk Council Tax records (2023) and Business Rates List (2024)

Line			Notes
1	Total Domestic Dwellings	278	All self-contained dwellings on the parish
N/A	Total Self-Catering Accommodation properties in the business rates list	10	Commercially let properties available for more than 140 days and actually let for more than 70 days
	Total residential properties	288	
2b	Less Unoccupied exempt dwellings	(1)	Empty properties where there is no council tax charge
11	Less Second Homes	(43)	Unoccupied / Furnished dwellings
15	Less Empty Dwellings	(7)	Unoccupied / Unfurnished dwellings
N/A	Less Self-Catering Accommodation properties in the business rates list	(10)	As above
	Total main residence dwellings	227	Properties used as someone's main home (according to council tax records)
	% of dwellings used as main residence	78.8%	

⁷ [Number of vacant and second homes, England and Wales - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk)

The Census 2011, although somewhat out of date, enables a comparison with other areas. The rates identified in the Census are significantly higher than the current Council Tax data as well as the national or borough picture. They show 19.9% of properties were unoccupied by usual residents in 2011, compared to 4% (national) and 15% (borough). Rates were significantly lower than many surrounding communities, see **Figure 7**. In relation to the difference between the census and council tax data, this partly relates to the base data being different, which means the two figures are not exactly comparable. Nonetheless, both indicate a considerable percentage of properties are not principally occupied by residents of Syderstone. The Census 2021 data is not yet available for the number of household spaces, so it is assumed that this has increased from 267 (2011) to 278 (2023) as shown in the council tax report.

A search was initiated in January 2024 on GOV UK of the Business Rates Valuation List⁸ for Syderstone to see how many properties were self-catering holiday units and premises in the village. This included a search of the following postcodes- PE318SD, PE31 8SE, PE31 8SH, PE318SG, PE318SW, PE318RZ, PE318RX. In total there was 10 properties.

- PE318SD- 7 properties along The Street
- PE318SE- 0 properties in Syderstone Business Park on Mill Lane. However, 76 properties/units logged for other business purposes such as shops, warehouse, workshop, office, vehicle repair or land storage.
- PE318SH- 1 property on Creak Road
- PE318SG- 0 properties
- PE318SW- 0 properties. However, there is one business of concrete batching plant and premises on Docking Road.
- PE318RZ- 1 property on Ashside
- PE318RX- 1 property on Mill Lane

Figure 7-: Household spaces and households with no usual residents in 2011⁹

Parish	Household Spaces	Households with no usual residents	% with no usual residents
Syderstone	267	53	19.9%

⁸ [Search results - Valuation Office Agency - GOV.UK \(tax.service.gov.uk\)](https://www.gov.uk/tax-service)

⁹ Census definition: A household space is the accommodation used or available for use by an individual household. Household spaces are identified separately in census results as those with at least one usual resident, and those that do not have any usual residents. A household space with no usual residents may still be used by short-term residents, visitors who were present on census night, or a combination of short-term residents and visitors.

Parish	Household Spaces	Households with no usual residents	% with no usual residents
Burnham Overy	216	153	70.5%
Burnham Market	789	329	42%
Burnham Thorpe	103	35	34%
North Creake	235	65	28%
Stanhoe	197	52	26%
Docking	644	154	24%
West Norfolk Borough	73,962	11,039	15%
National			4%

Source: Census 2011,
Nomisweb.co.uk¹⁰

Issues

- Around 78% of homes in Syderstone are occupied by permanent residents, so there may only be a small impact from the 21% of unoccupied properties on the level of community togetherness all year round.
- Given its location the area is likely to continue to attract second homeowners or people wishing to own a furnished holiday let, which is likely to lead to a further reduction in permanent residents. This may impact on community spirit, wellbeing, and isolation of residents, particularly in winter months.

¹⁰ [Local Area Report for areas in England and Wales - Nomis \(nomisweb.co.uk\)](http://Local Area Report for areas in England and Wales - Nomis (nomisweb.co.uk))

Availability of Local Services and Accessibility

Syderstone is identified as a rural village in the King's Lynn and West Norfolk Core Strategy (2011). Rural villages are designated due to having a limited but locally important role meeting the needs of the immediate village. Sustaining the existing services is a key priority in the Local Plan and facilities/services within Syderstone include St Mary's Church, Allotments, Playing Field, Village Hall and the Bus Service. There are also a few local businesses within the parish which many are based at Syderstone Business Park along Mill Lane. This 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 within the village, however, this has been vacant for 4-5 years. Nearest core services residents would need such as the GP are in Docking, Fakenham, or Burnham Market and one would need private transport.

Syderstone Village Hall has assumed an important role and position in village life with the demise of the Lynn Arms as the village pub and the now quite distant loss of village shops and a Post Office. Formerly the village school, the building commands a prominent position opposite the church and on the junction between The Street and Mill Lane.

The village hall is run by the members of a management committee of trustees who are elected together with a number of co-opted members and representatives of organisations which use it. These include the Parish Council, an arts and craft group, book club, indoor bowls club and the local history group.

When the Post Office closed the sitting chairman of the Parish Council agitated successfully for a twice-weekly presence in the village hall (on Wednesdays and Fridays) where residents can use the facilities of a full post office (indeed the services available, being those of a main post office, exceed those available in the much larger settlements of Docking and Burnham Market which have only sub-post office services). The Wednesday session conveniently coincides with a popular weekly coffee morning between 10.30am and 12.00 noon which brings the community together and helps to ensure viability for the outreach post office.

Indoor bowls has a large following and happens weekly as does the Arts and Crafts group which regularly attracts thirty participants at its meetings. A Book Club and local history group meet monthly and are well attended. Syderstone Cinema meets monthly and screening newly available films to a loyal audience from both the village and further afield.

The hall hosts a Pop-up-Pub as a fund-raiser. This has proved incredibly popular and successful. Plans are in hand to make this a monthly event to recompense in some way for the loss of the pub. Villagers seem to like the opportunity to socialise without having to travel further afield and the event realises useful funds.

The hall is hired out for a regular Pilates class and the management committee is making plans to enhance the profile of the hall to attract more hirers. The hall and the Parish Council have collaborated to launch a combined website featuring all dates of forthcoming meetings and events. The committee is developing an ambitious programme of enhancement and improvement to the facilities offered to strengthen the hall's position as the social and community hub of the village.

Syderstone being designated as a Rural Village means under Policy CS02 within the King's Lynn and West Norfolk Core Strategy (2011) that there may be some limited growth, which will help support surrounding rural areas. However, limited minor development will be permitted which meets the needs of settlement and helps to sustain existing services in accordance with Policy CS06 'Development in rural areas'. There are a few existing green spaces, which have been listed above as local facilities, within the parish including the Allotments/Community growing spaces north of The Street, St Mary's Church Religious Grounds north of The Street and the Playing field West of Mill Lane and Norman Way. These can be accessed via public footpaths and are shown in **Figure 8**.

Syderstone is situated in West Norfolk between the towns of Hunstanton and Fakenham. Syderstone is about 12.5 miles from Hunstanton (25 min drive) and around 7.7 miles from Fakenham (14 min drive). There are two bus services (26A and 201) which travel through Syderstone via The Street from Fakenham to Wells Next the Sea. 26A and 201 services are part of Sanders Coaches Ltd and allow residents/visitors to travel to nearby villages and towns.

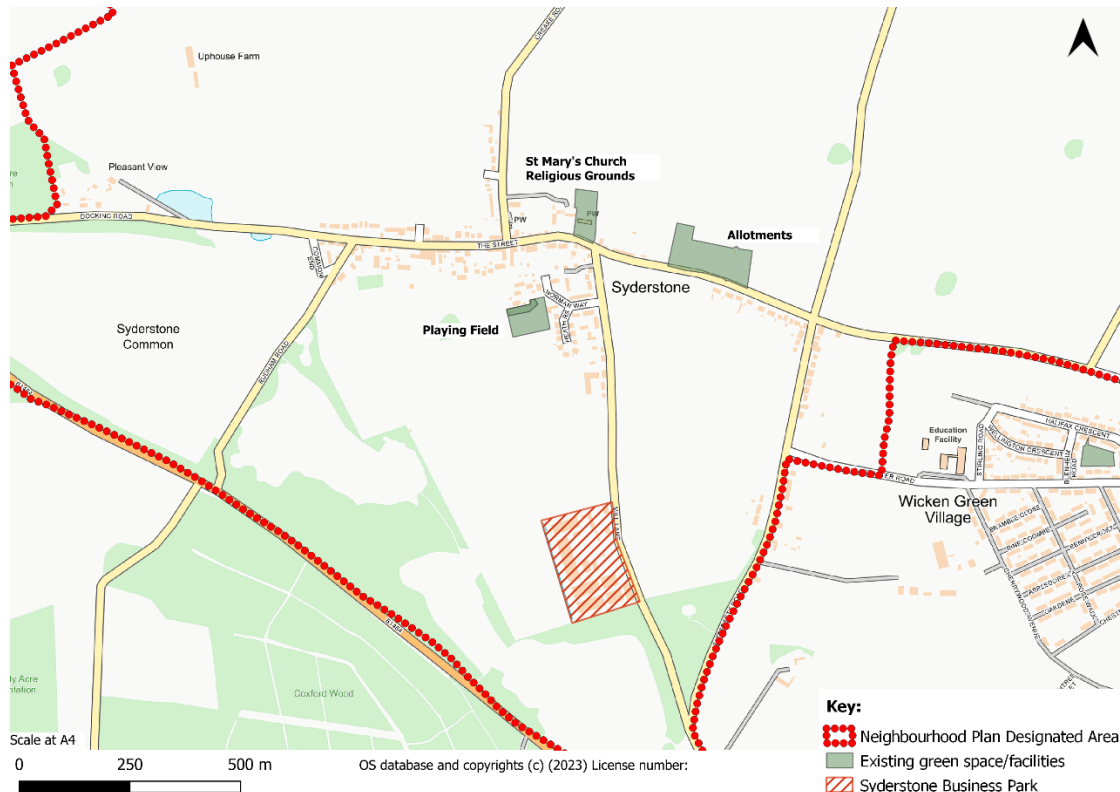
The 26A bus service runs Monday to Friday when Fakenham Academy is open, allowing children from villages such as Syderstone to get to the high school¹¹. Bus service 201 is also a school day service only bus which runs between Wells next the Sea and Wicken Green which will allow for children to get to Wells Primary School and Well Alderman Pell Secondary School¹². Two bus stops in Syderstone travel to Wells and Fakenham via the 201 and 26A including Syderstone Village Hall bus stop and The Street. The negative aspect of these bus services is the fact that they do not run at the weekends and

¹¹ [26 | 26A | Sanders Coaches](#)

¹² [201 School Day Service Only | Sanders Coaches](#)

potentially the 201 does not run within school holidays. This means that relying on public transport in the parish would not be considered sustainable.

Figure 8- Facilities and Services within Syderstone

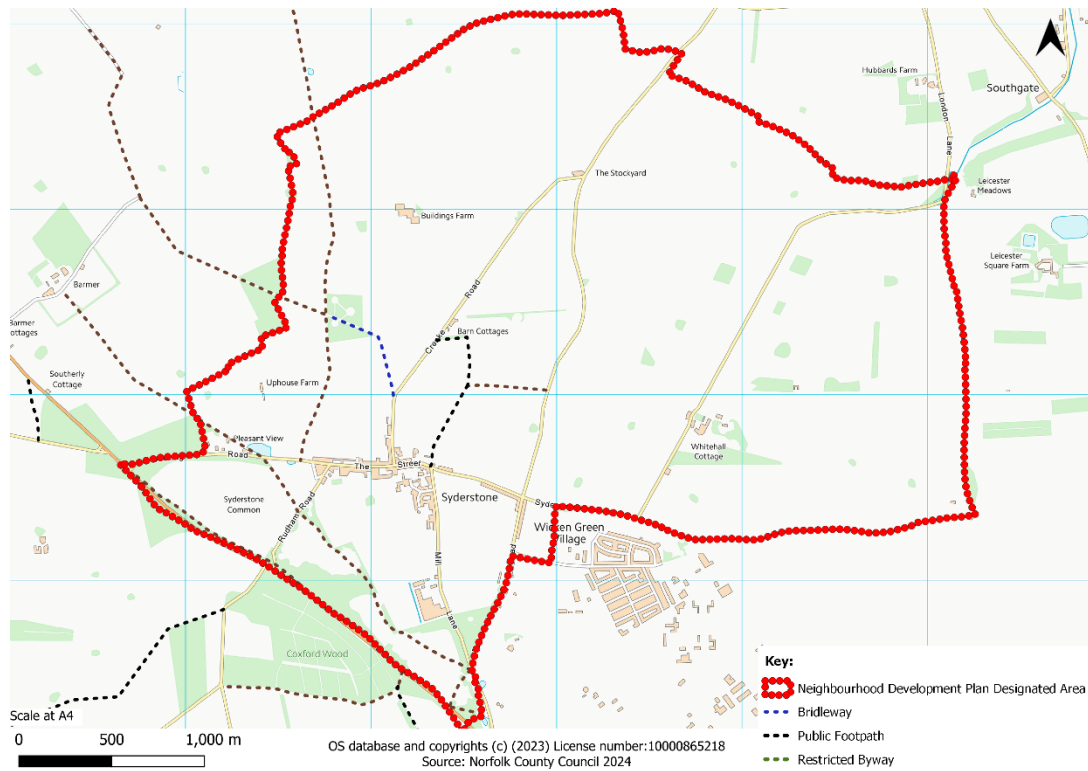


Looking at the data available via Norfolk County Council (**Figure 9**) there are a number of restricted byways within the parish. These are predominantly to the west and south of the built-up area. This includes:

- One route leading north from Docking Road towards Burnham Road in Great Barwick parish and north-west towards Barmer in Bagthorpe parish.
- One route coming off of Creake Road to the west.
- One route crossing from the south-east of the parish near Mill Lane and B1454 (close to East Rudham parish) north towards Rudham Road, Docking Road and towards Bagthorpe Parish. This route also goes through Syderstone Common (SSSI) which is a restricted byway which will bring recreational attraction and potential pressures.

There is one public footpath within the parish linking The Street to Creake Road alongside St Mary's Church towards Barn Cottages.

Figure 9- Public Rights of Way within Syderstone (Source: Norfolk County Council, 2024)



There are a number of circular walks advertised in the parish and beyond which link up to the public rights of way (Figure 10).

Figure 10- Syderstone Circular Routes and Public Rights of Way

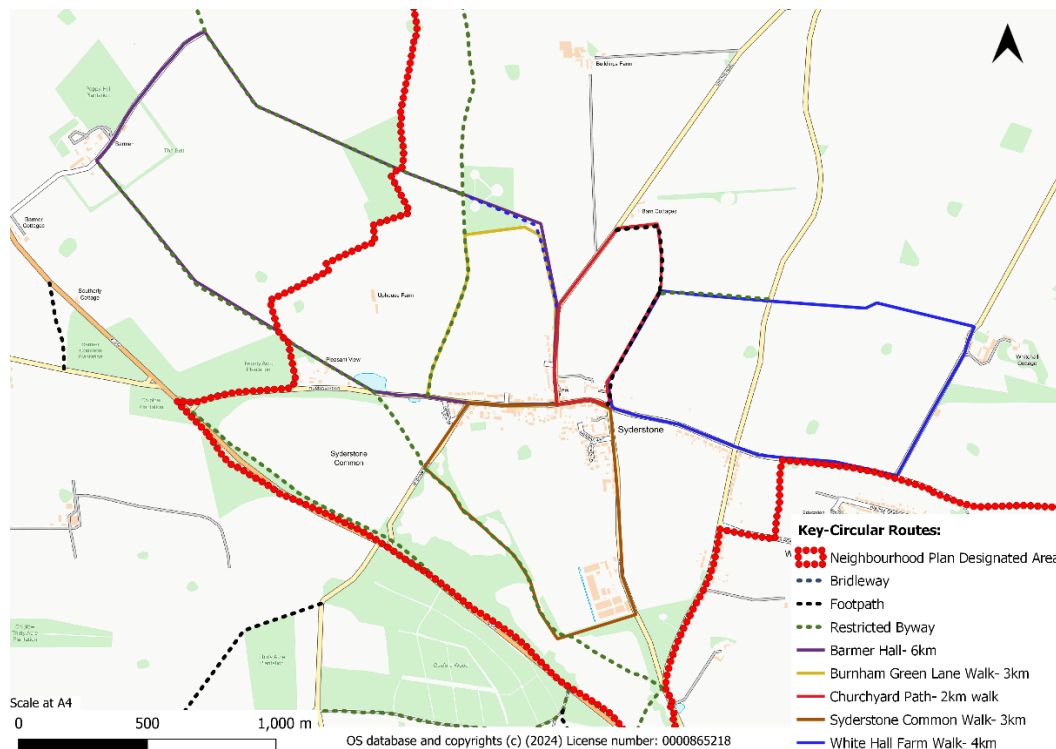
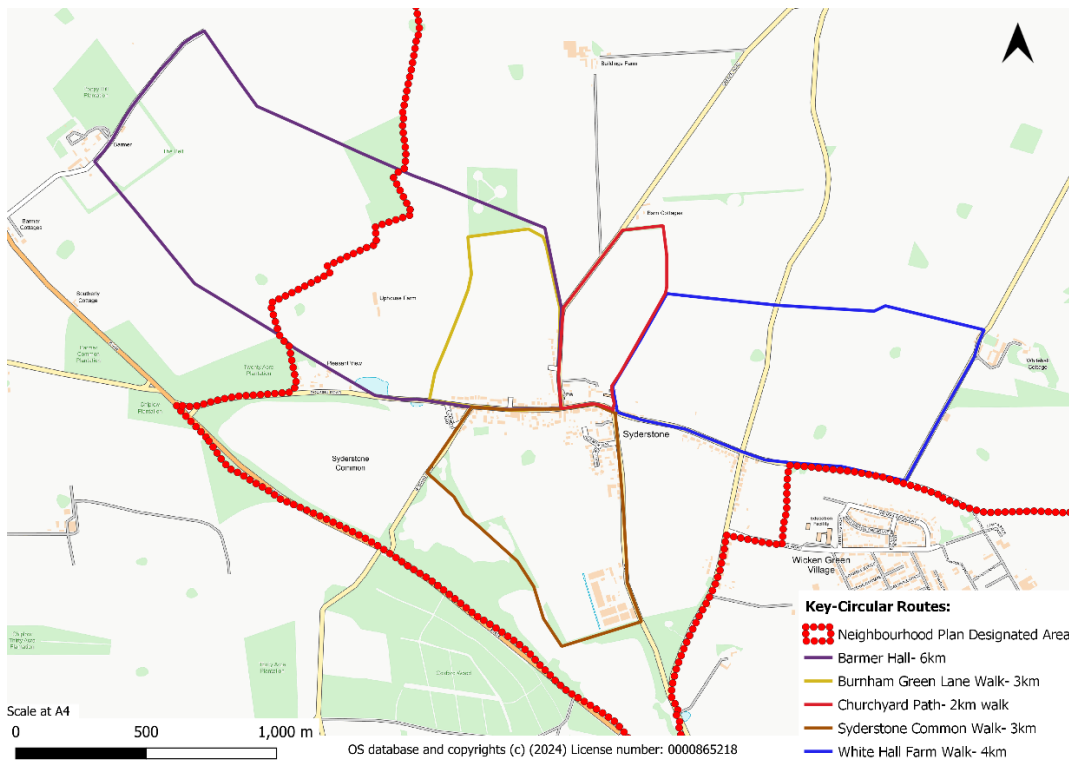


Figure 11 shows five short walks between 2km-6km which residents and visitors can use for recreational purposes; some of these routes cross over and in total the parish has 8.6km of public paths which lead into the countryside.

Figure 11- Circular Routes



A large map describing the walks is available also at the Amy Robsart village hall to view (Figure 12).

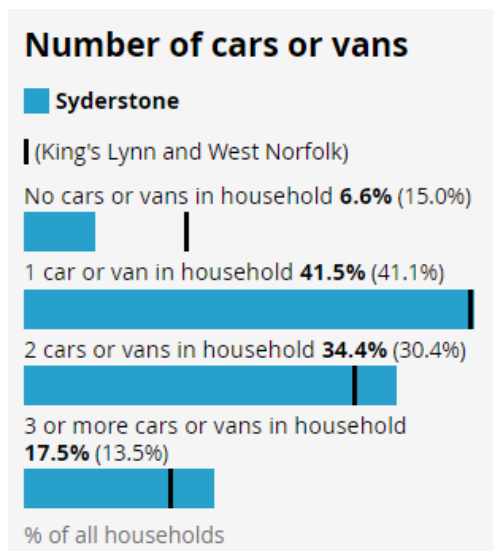
Figure 12- Syderstone Circular Routes Map



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 various facilities and services in the area. 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 30-40mph. There is no dedicated cycle lane or national cycle route running through the parish. Due to the lower speed limits, cycling would be safe. However, when leaving more built up parts of the settlements the road network along the B Roads turn back into 60mph of which individuals would need to be conscious.

The total number of cars owned by households in the parish in 2011 was 348. The Census data indicates that the 45.3% of households owned 1 cars/vans (97), followed by 31.3% owning 2 cars/vans (67). Only 17 households did not own a car/van (7.9%). The Census 2021 shows a similar pattern of car ownership, with 41.5% of households owning 1 car followed by 34.4% owning 2 cars/vans. The percentages for the parish are relatively similar to the district (**Figure 13**). A high percentage of households owning a private vehicle is not uncommon for rural localities as public transport cannot be relied on to get to all day to day services.

Figure 13: Numbers of cars or vans in Syderstone compared to King's Lynn and West Norfolk (Census 2021)



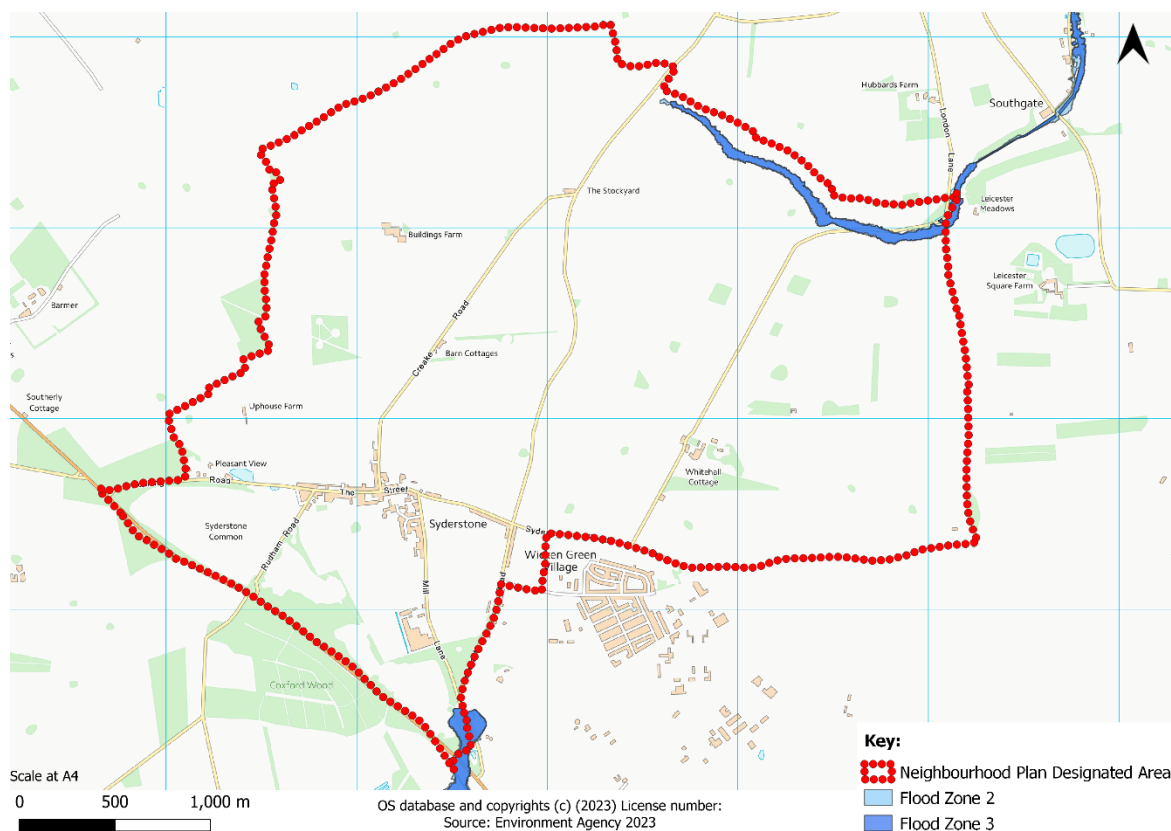
Issues

- There is a small range of local services and employment opportunities available within the parish, including at Syderstone Business Park. The private car will be required unless individuals walk along Mill Lane which is in a 60mph zone without footpaths once passing the Syderstone sign.
- Additional new housing could support the ongoing viability of some local services or creation of new ones, such as local shops/community infrastructure.
- Public transport availability is limited.
- Most households have access to a private car/van, with the proportion of people not having one very low.
- There is access into the countryside for recreational purposes but there are no apparent circular walks or dedicated cycleways.

Flood Risk

According to Environment Agency the parish falls predominantly within Flood Zone 1, including the more built-up parts of the settlement, which means there is a low risk of flooding from rivers. National policy is to locate development in areas least likely to flood. Based on current mapping, this is unlikely to be a constraint on development in the plan area. The nearest high risk flood area (Flood Zone 2 and 3) from rivers is to the south along Mill Lane and northeast of the parish boundary along London Lane and in surrounding fields (**Figure 14**).

Figure 14- Flood risk from rivers in Syderstone (Source: Environment Agency, 2023)



The Environment Agency future flood risk modelling shows that there is low, medium, and high risk of surface water flooding (ponding) in parts of the parish, including around existing buildings, roads, gardens, and open landscape within the built-up parts of Syderstone, see **Figures 15 to 16**. The mapping indicates this mainly affects agricultural land, areas where water sources may be present such as drainage ditches, ponds or even ghost ponds, residential property along The Street and the highway such as along Docking Road, Rudham Road, The Street, Mill Lane, and London Lane.

Definitions:

- High risk: each year, the area has a chance of flooding of greater than 1 in 30 (3.3%)
- Medium risk: each year, the area has a chance of flooding of between 1 in 100 (1%) and 1 in 30 (3.3%)
- Low risk: each year, the area has a chance of flooding of between 1 in 1,000 (0.1%) and a 1 in 100 (1%)
- Very low risk: each year, the area has a chance of flooding of less than 1 in 1,000 (<0.1%)

Figure 15- Surface Water Flood Risk within the whole parish (Source: Environment Agency, 2023)

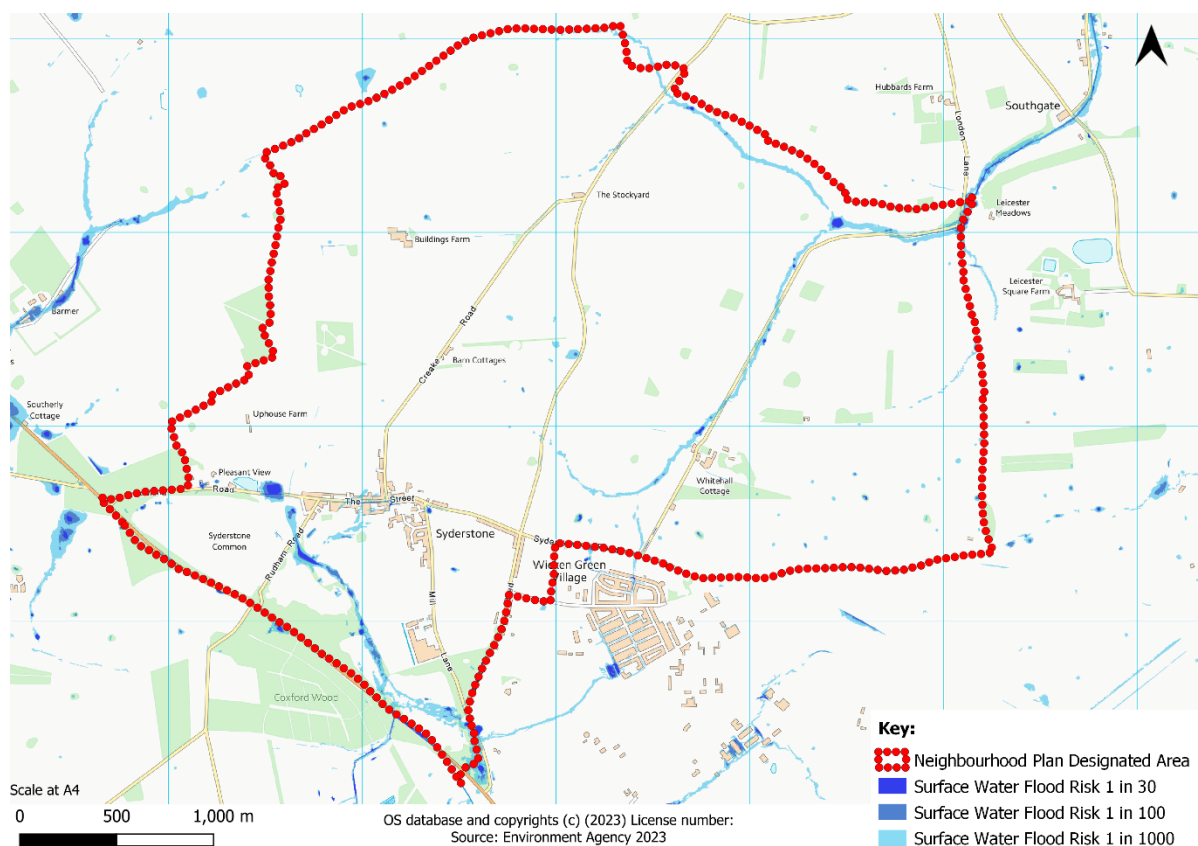
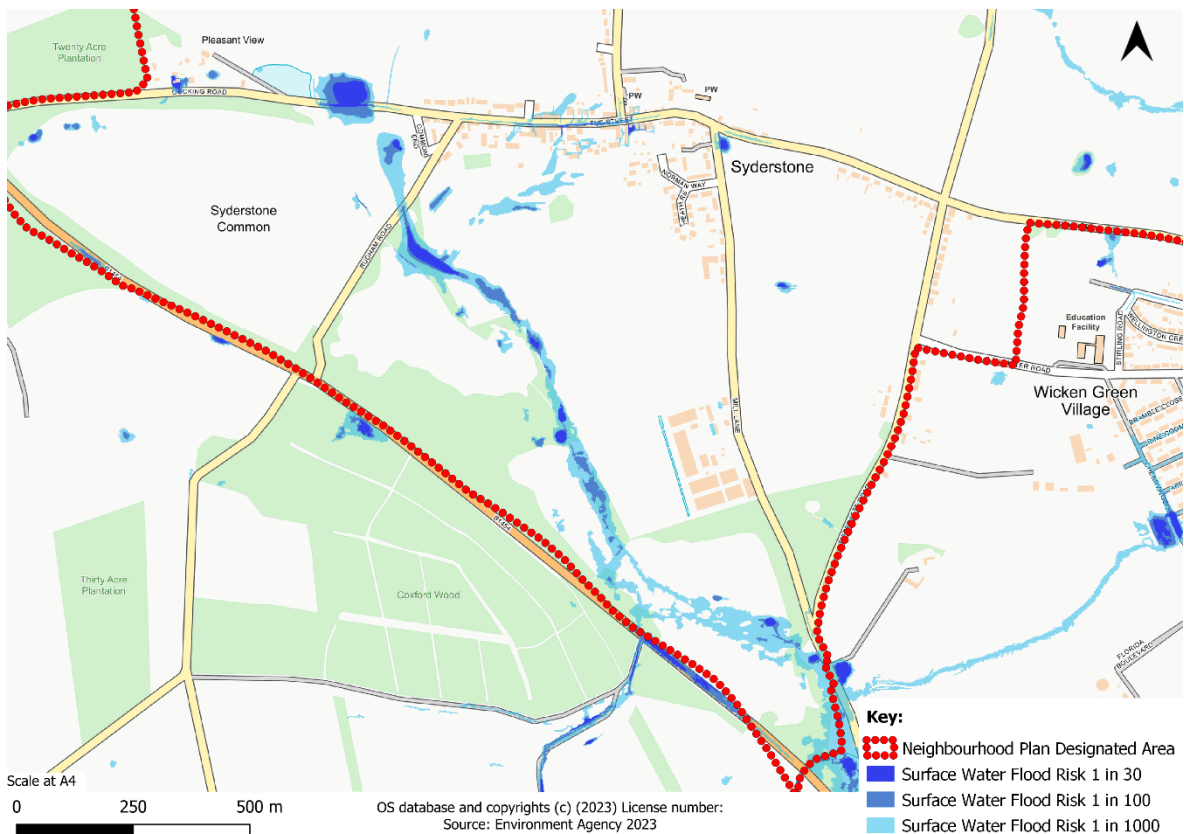


Figure 16-Surface Water Flood Risk within the built-up area of Syderstone (Source: Environment Agency, 2023)



Reviewing the King’s Lynn and West Norfolk Borough Council Strategic Flood Risk Assessment (FRA) Level 1 (2018) and Level 2 (2019) Reports¹³, Syderstone was not mentioned specifically. However, development is required to complete a site-specific FRA if a site falls within food zones 2 or 3, is at risk of flooding from other sources including surface water or is in flood risk zone 1 and is 1ha or more¹⁴.

The Lead Local Flood Authority (LLFA) datasets show no report/investigation of flooding in the parish over recent years¹⁵.

Groundwater flooding is also a concern for parts of the parish. Ground water is where water is held below the water table (known as the top of the saturated zone¹⁶) and has infiltrated the ground filling spaces between water bearing sediments and rocks (otherwise known as aquifers). Flooding from groundwater can happen when the level of the water within rock or soil underground (the water table) rises¹⁷. Looking at the Water Framework Directive (WFD) groundwater body data via DEFRA, Syderstone falls in the

¹³ [Flood risk assessment - Level 2 | Flood risk assessment - Level 2 | Borough Council of King’s Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

¹⁴ [Flood risk assessment - Level 1 | Flood risk assessment - Level 1 | Borough Council of King’s Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

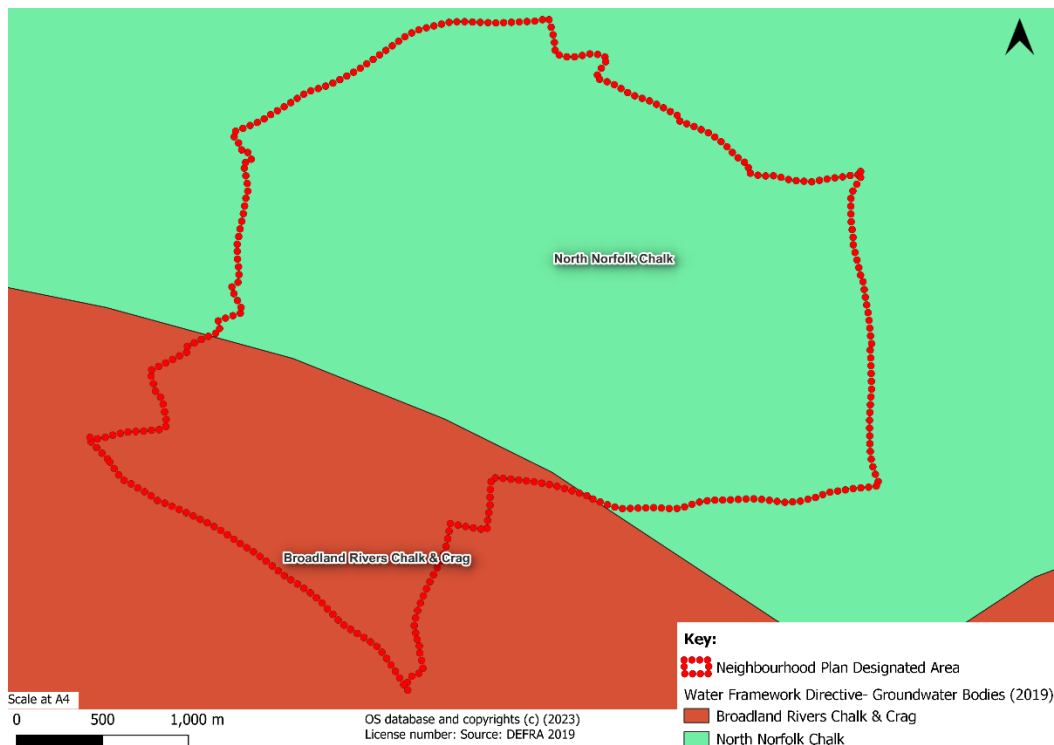
¹⁵ [Flood investigations - Norfolk County Council](#)

¹⁶ [Groundwater \(nationalgeographic.org\)](#) and [The UK Groundwater Forum \(groundwateruk.org\)](#)

¹⁷ [What is groundwater flooding? - Creating a better place \(blog.gov.uk\)](#)

aquifer typology designation status 'principal' and the waterbody names that fall within the parish are North Norfolk Chalk and Broadland Rivers Chalks and Crag (Figure 17)¹⁸.

Figure 17-Groundwater Body for Syderstone (Source: DEFRA, 2023)



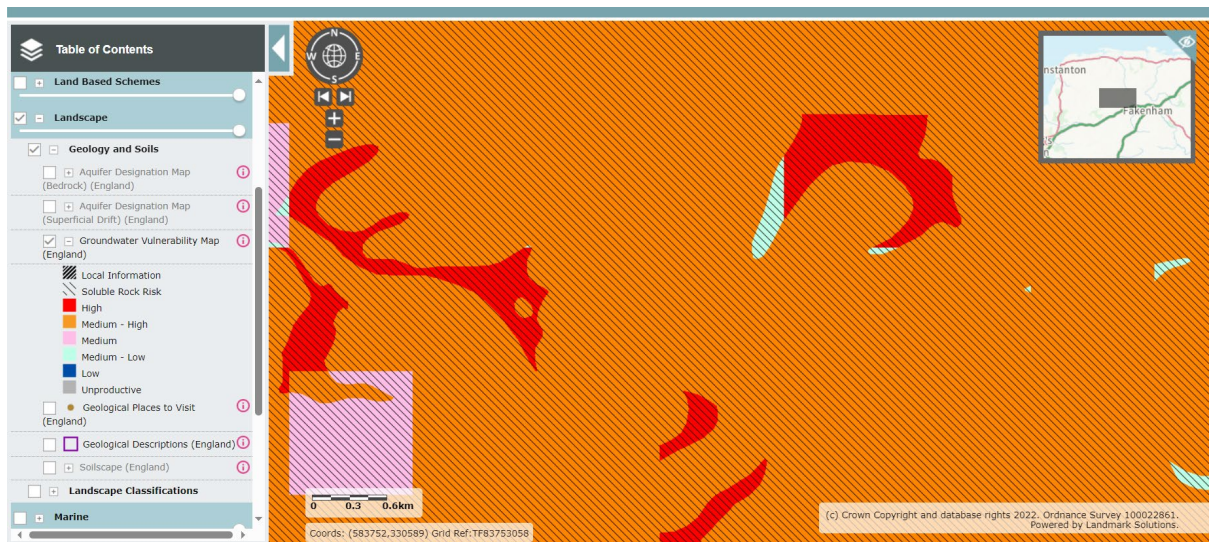
The DEFRA Magic Map (Figure 18) shows the groundwater vulnerability varies across the parish. Within the built-up settlement of Syderstone the vulnerability ranges from high (red) to medium-high (orange)¹⁹. The DEFRA Groundwater Vulnerability Maps show the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a single square kilometre²⁰.

Figure 18-Groundwater vulnerability map within Syderstone (Source: DEFRA, 2023)

¹⁸ Groundwater flooding. Source: [Defra Data Services Platform](#)

¹⁹ DEFRA. Syderstone. Geology and Soils Layer. Source: [Magic Map Application \(defra.gov.uk\)](#) Accessed: 22/09/23

²⁰ [Groundwater Vulnerability Maps \(2017\) on MAGIC - data.gov.uk](#)



As stated in the Norfolk LLFA Statutory Consultee Guidance Document (2022) groundwater flooding is difficult to predict. It is most likely to occur in low lying areas underlain by permeable rocks / aquifers e.g., chalk or sandstone and localised in sands and river gravels. Groundwater flooding can also occur several weeks or months following heavy rainfall or at the same time as surface water/river flooding depending on the local conditions. As the parish falls within the North Norfolk Chalk and Broadland Rivers Chalk and Crags waterbody type, the majority of the parish are at medium to high risk of groundwater flooding. The LLFA suggests that groundwater flooding can be characterised by coming up through the ground and floorboards rather than through doors and also follow routes of previously dry valleys.

Issues:

- **Surface water, ground water and tidal/river flooding is identified as being at a medium to high risk within different parts of the parish including around the built-up area. It will be important to ensure this is not worsened through new development.**

Natural Environment

There is one Natural England statutory designated site in the neighbourhood area, Syderstone Common- Site of Specific Scientific Interest (SSSI) (**Figure 19**). This sits to the south of the village between Rudham Road and Mill Lane. According to Natural England this SSSI was designated in 1984 due to biological interest and is a total size of 43.74ha²¹.

There are currently no pressures on the site and 100% of the site area is considered to be unfavourable recovering which means *“units/features are not yet fully conserved, but all the necessary management mechanisms are in place. At least one of the designated feature(s) mandatory attributes are not meeting their targets (as set out in the site specific FCT). Provided that the recovery work is sustained, the unit/feature will reach favourable condition in time*²².

As stated on the Norfolk Wildlife Trust website, a number of species have been recorded including the Natterjack toad, Woodlark, Whitethroat and other notable breeding birds, reptiles, and amphibians. It is an area of grass heath punctuated with ephemeral ponds and secondary woodland²³. One of the restricted byways crosses through Syderstone Common which will bring recreational attraction and potential pressures.

There is one County Wildlife Site that falls within the neighbourhood area to the south-west called Syderstone Common North (CWS 591) shown in **Figure 20**. As well as this there are three County Wildlife Sites adjacent or in close proximity including Wicken Pond, Coxford Meadows and Grove Meadow. These wildlife sites are not designated on a statutory basis, though they do receive a degree of protection through the planning process and are often recognised in district local plans. In this context, site protection relies on the commitment of local authorities and public bodies.

²¹ [SSSI detail \(naturalengland.org.uk\)](https://naturalengland.org.uk/SSSI/detail)

²² [Glossary \(naturalengland.org.uk\)](https://naturalengland.org.uk/Glossary)

²³ [Syderstone Common - Norfolk Wildlife Trust](https://www.norfolk-wildlife-trust.org.uk/syderstone-common)

Figure 19- Wildlife Designations (Source: Natural England, 2023)

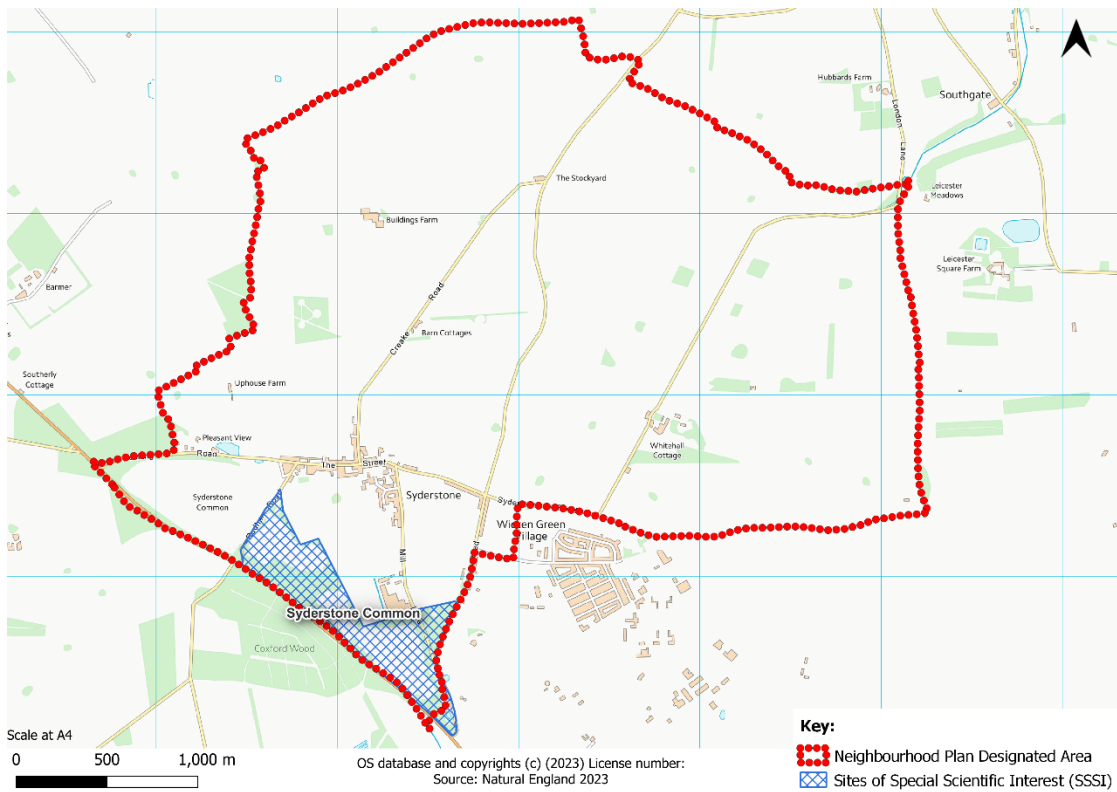
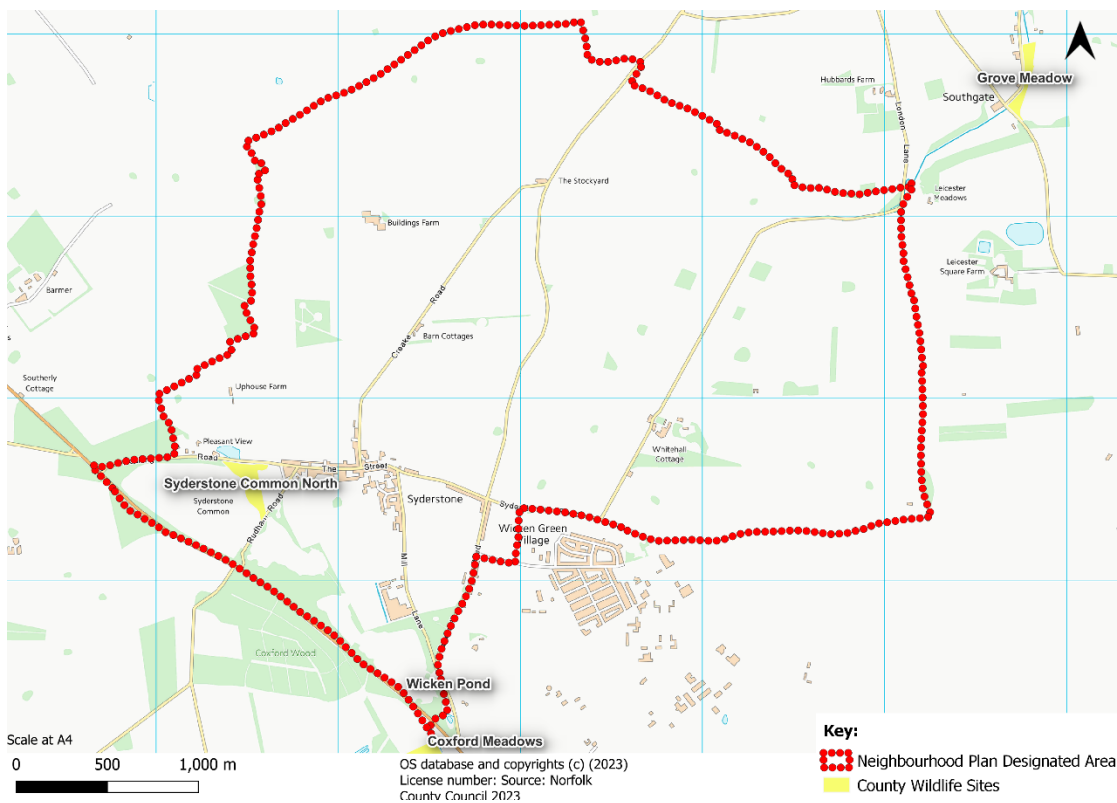
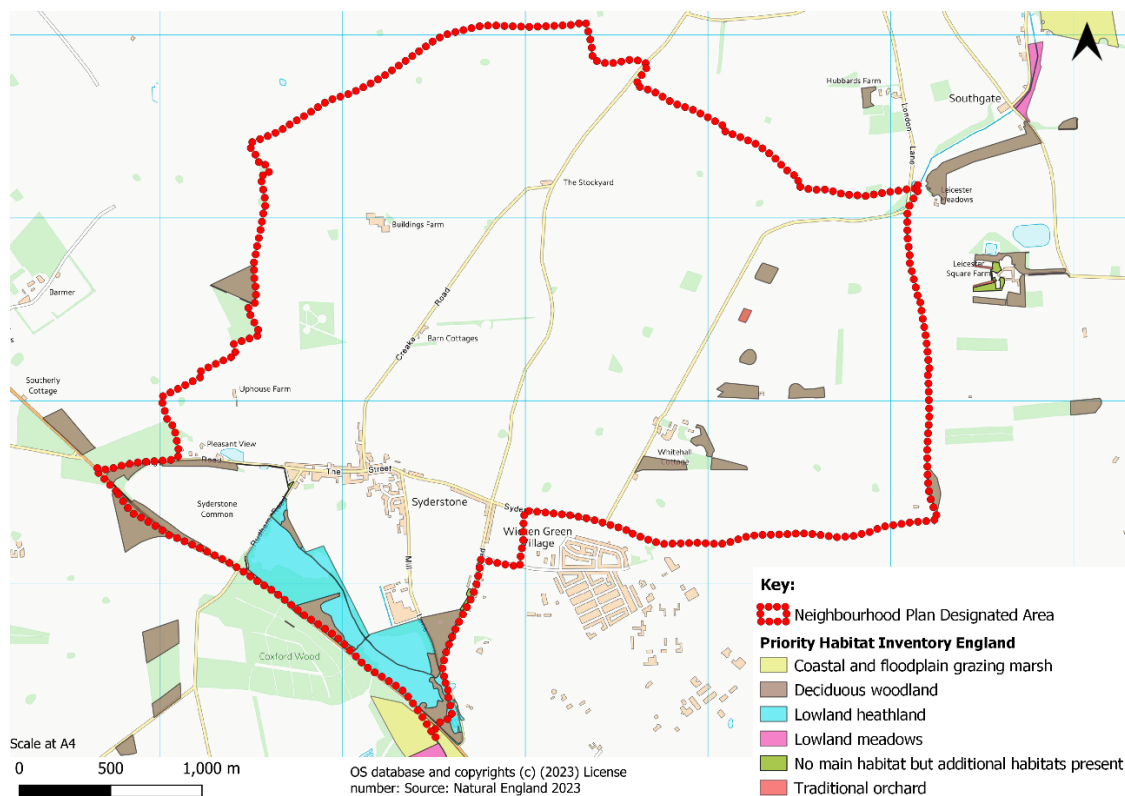


Figure 20- County Wildlife Site within the parish (Source: Natural England, 2023)



The neighbourhood area, particularly to the south and east, contains priority habitat also known as Habitats of Principal 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 21**) 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. Not all of these will be protected under national designation, though they can be sensitive to development and should be considered when growth is being planned to avoid negative impacts.

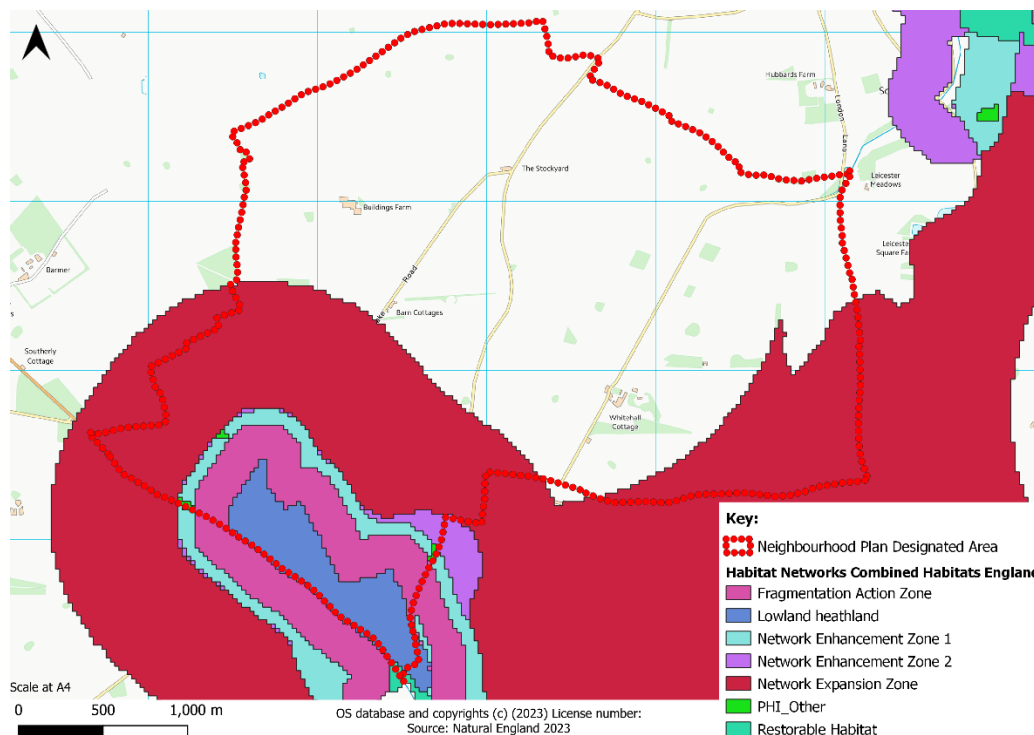
Figure 21- Priority Habitats (Source: Natural England, 2023)



As shown in **Figures 22**, parts of the parish contain network enhancement zones. These habitat networks are within relatively close proximity of areas that are suitable for habitat creation. These areas could be used to connect and link up networks across the landscape²⁴. Local authorities have a duty to consider the conservation of these habitats, and development that would adversely affect these would not normally be acceptable.

²⁴ [Habitat Networks \(England\) - data.gov.uk](https://data.gov.uk)

Figure 22- Habitat Networks (Source: Natural England, 2023)

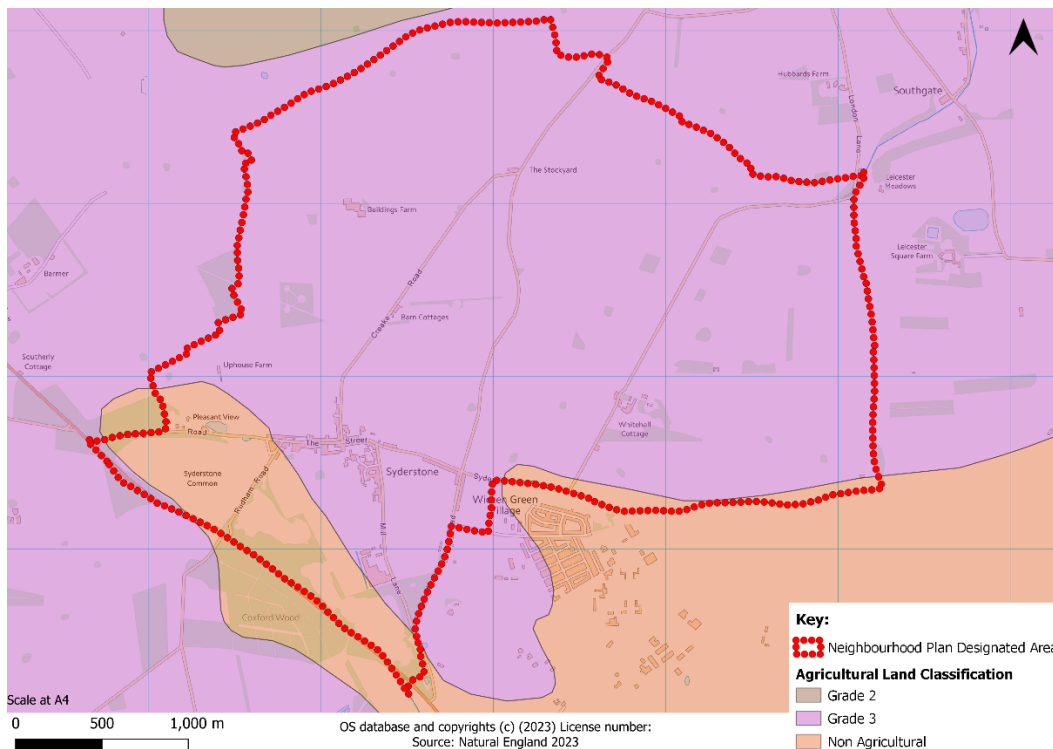


Regarding soil, the parish contains predominantly Grade 3 agricultural land and non-agricultural land, as identified by the Agricultural Land Classification Scale (**Figure 23**). Grade 3 is considered to be good to moderate land capable of producing yields of crops. There could be moderate limitations which affect the choice of crop. There is no Grade 1 or 2 agricultural land in the parish which is considered to be of very good to excellent quality.

National policy sets out that planning policies and decisions should contribute to and enhance the best and most versatile agricultural land such as Grade 1, 2 or 3a for its economic and other benefits²⁵. Where land of this quality is in active farming use, it could constrain future growth within the parish.

²⁵NPPF, 2023 Update. Source: [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/115122/nppf-2023-update.pdf) Accessed 18/10/23

Figure 23-Agricultural Land Classification (Source, Natural England (2023))



Issues

- It is possible that wildlife present within the SSSI is also present within other parts of the neighbourhood area. It is important to keep the conservation objectives in mind for landscape close to these boundaries.
- Additional housing growth within the area could lead to increased recreational pressure on Syderstone Common (SSSI).
- Development could have an adverse effect on the CWS/SSSI, priority habitats and potential habitat networks if these are not considered appropriately in plan-making and decisions and opportunities to boost habitat creation are ignored.

Dark Skies

The CPRE Dark Skies Mapping²⁶ shows that much of the Parish, falls into the darkest to dark categories (1- <0.25 NanoWatts/cm²/sr) suggesting that most of the parish is made up of a dark landscape with limited light pollution. However, the areas with the brighter night lights are around the built-up area of The Street and Mill Lane.

Development which can help limit light pollution rather than add to the issue in the parish would be beneficial.

Figure 24-Dark Skies in Syderstone



Issues

- Light pollution should be considered within the design of future development.

²⁶ [England's Light Pollution and Dark Skies \(cpre.org.uk\)](http://cpre.org.uk)

Landscape Character

The West Norfolk Landscape Character Assessment²⁷ identifies that the neighbourhood area falls within an intermediate, heath & moorland, dispersed unwooded national landscape character type. The natural typology of the settlement is made up of hard (palaeozoic) rocks, soft/sandy drift rock and deep soils. The cultural typology is considered to be nucleated, large farms and estate plantations. Whilst Syderstone has not been given a specific landscape character area it is adjacent to Bagthorpe parish which is identified as rolling open farmland so it can be assumed Syderstone will be of a similar characteristic.

The rolling open farmland character area is characterised as having:

- A medium to large scale landscape with an overriding sense of openness, wide open skies, medium to large field units, and the presence of large features such as linear Scots pine shelterbelts.
- Shallow river valleys and dry tributary valleys cut through the Middle and Upper Chalk geology to give rise to a gently rolling landform.
- Dominated by intensive arable crop production contained within a network of regular shaped fields that form a strong geometric landscape pattern.
- Dramatic linear shelterbelts of Scots pine are visible from long range - looming over the horizontal plane and forming distinct focal points.
- Hawthorn hedgerows demarcate field boundaries and align rural roads. These exaggerate the
- strong landscape lines and provide focused channelled views. Hedgerow trees, predominantly oak and beech are often clothed in ivy.
- Dispersed low-density settlement comprising isolated farmsteads, rural hamlets, and villages. The latter generally occur at road crossings and take a linear or bilinear form. They generally appear contained rather than sprawling due to their small size and scale. Churches are a key symbolic feature of settlements although sometimes detached from the main settlement hub.
- A prominent skyline, often uninterrupted and smooth - the strong horizon line giving way to wide open skies. The skyline is also characterised in places by the silhouettes of Scots pine shelterbelts, hedgerow trees and the presence of pylons, posts and communication masts.
- Churches associated with settlements are often located on discrete knolls, their towers and spires acting as distinct focal points.
- Settlements are generally discrete.
- Although there is an overriding sense of openness, views into other landscape types are restricted due to the rolling landform and the elevated plateaux, which often limit views.

²⁷ kLWN Landscape Character Assessment, Final Report March 2007, Chris Blandford Associates

- The network of rural roads and lanes is the most obvious source of movement (these are often very straight and flanked by wide grass verges) but overall movement is minimal and the landscape feels very still.
- Due to its largely unsettled character and extensive areas of undeveloped land, the landscape often feels remote and peaceful.
- Drove-wide road corridors.

Inherent landscape sensitivities are:

- Mature landscape structure including belts and copses, woodland, mature trees, and patches of intact hedgerow.
- Distinctive combinations of traditional building materials within small village settlements.
- Relatively strong sense of place.

The landscape planning guidelines for Bagthorpe (adjacent to Syderstone) which can be relevant to Syderstone include:

- Seek to conserve the generally undeveloped, rural character of the area and related strong sense of remoteness and tranquillity.
- Ensure that any new appropriate development responds to historic settlement pattern and is well integrated into the surrounding landscape.
- Seek to ensure the sensitive location of development involving tall structures (such as
- telecommunications masts and wind turbines for example) in relation to prominent skyline
- locations both within the character area and within adjacent character areas.
- Seek to promote the use of local materials, including flint, chalk clunch, pebbles and pantiles.

Issues

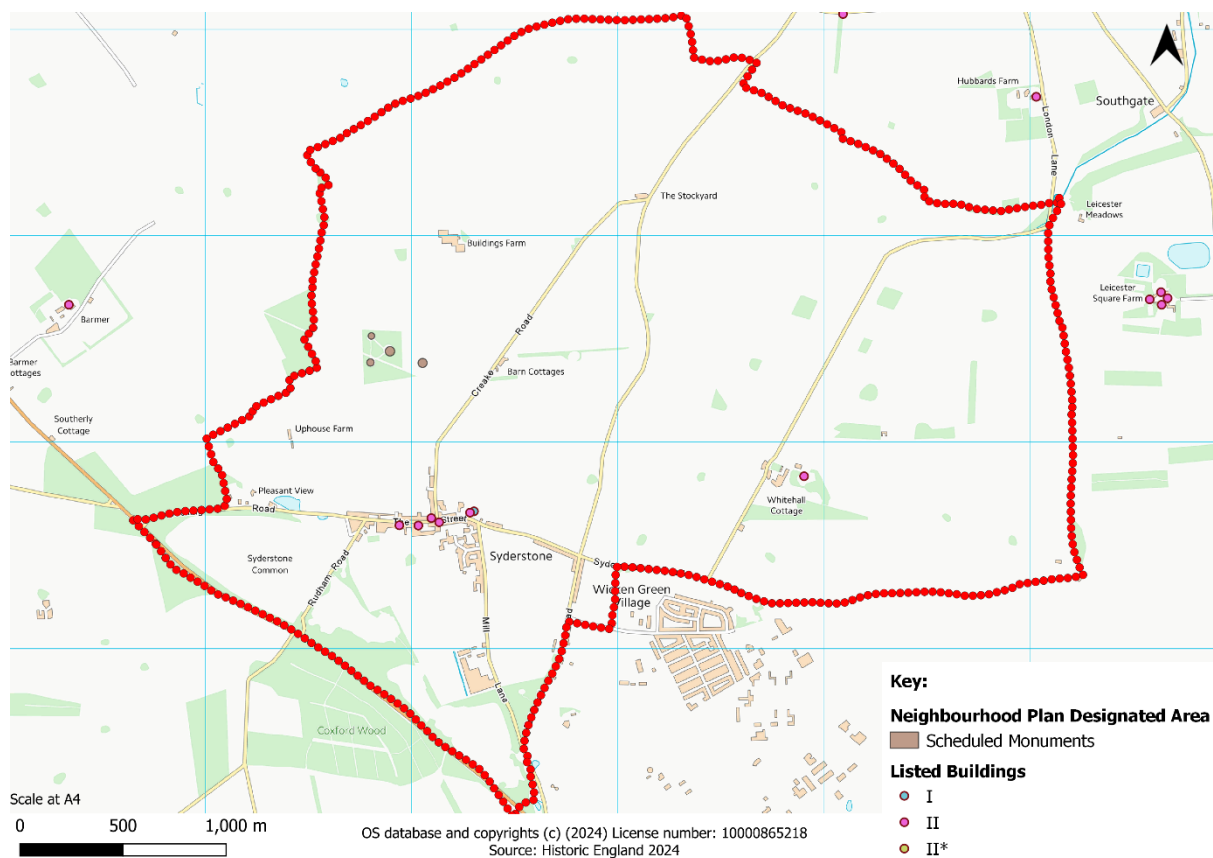
- **Development on the edge of Syderstone could create an intrusion into the open countryside if not sensitively designed.**
- **Open views across the landscape are a key feature of the area and should be preserved.**
- **Further development could impact upon the peaceful, rural character of the area.**
- **Development that does not incorporate local materials may not blend well with the character of the area.**

Historic Environment

There are seven listed buildings within the area as identified in **Figures 25**²⁸. The majority of listed buildings are Grade II and many of these are situated in the built-up area around The Street and also one Grade II building called White Hall east of London Lane. There is one Grade I building which is the Church of St Mary.

There is one Scheduled Monument designation within the parish which is a group of four bowl barrows 600m southwest of Buildings Farm (**Figure 25**) which is west of Creake Road. There are no Battlefields, Conservation Areas, Registered Parks and Gardens, World Heritage Sites, or other historic designations within the neighbourhood area. Adjacent to the parish is Bloodgate Hill fort, South Creake, which dates from the Iron Age (between 800 BC to 43 AD), with some evidence of activity going back as far as the Late Neolithic/Early Bronze Age. No Roman age buildings have as of yet been located in Syderstone, but it is likely that one existed due to the quantity of Roman age remains which have been found in the area. The oldest building in the village is the Norman church of St Mary, one of Norfolk's round tower churches. It is likely that the existing stone building replaced an earlier Saxon wooden building.

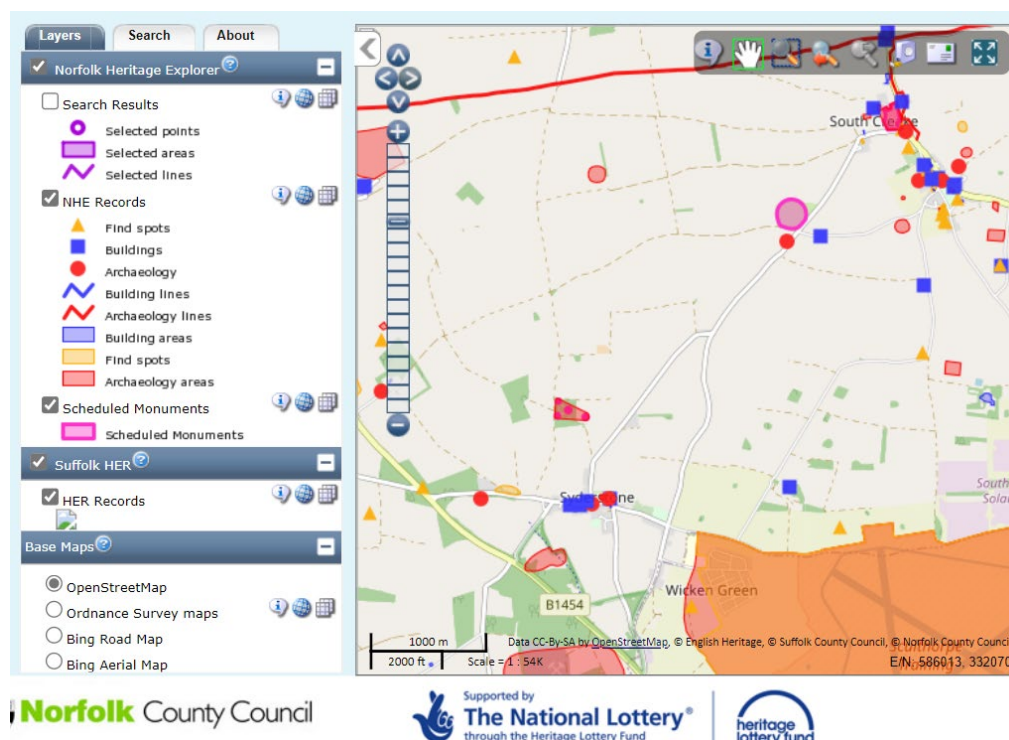
Figure 25- Listed buildings within Syderstone (Source: Historic England, 2023)



²⁸ [National Heritage List for England \(NHLE\) \(arcgis.com\)](https://www.nationalheritagelist.gov.uk/)

According to Norfolk Heritage Explorer²⁹ 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. Finds have included, but are not limited to, axe heads, brooches and buttons, coins, flint flakes, copper and metal objects, possible Roman roads/trackways and sites of historic buildings including Manor Farmhouse, Thurby House, St Mary's Church, Syderstone School, The Laurels, White Hall (Figure 26).

Figure 26- Historic Finds within Syderstone (Source: Norfolk Heritage Explorer, 2023)



As stated in the Norfolk Heritage Explorer parish summary for Syderstone³⁰, Syderstone is a small parish and village, situated some 15km from the coast in the West Norfolk Local Government District. It has an area of 990 hectares and is dominated by agricultural land. The name 'Syderstone' may derive from the Old English for broad property.

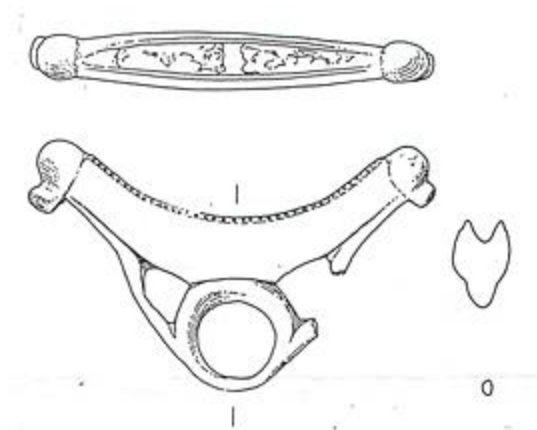
The earliest monument recorded are four round barrows (NHER 1982), situated to the north of the village on former heath land. These are considered to be Late Neolithic or Early Bronze Age in date and have been scheduled. A number of Palaeolithic and

²⁹ [Your Search Results - Norfolk Heritage Explorer](#)

³⁰ [Parish-Summary-Syderstone-\(Parish-Summary\) - Norfolk Heritage Explorer](#)

prehistoric tools (NHER [1981](#) and [16943](#)) have been recovered, as well as a Neolithic polished axehead (NHER [1994](#)). A number of Bronze Age pottery sherds (NHER [1983](#) and [1993](#)) have also been found, as well as two Late Bronze Age socketed axeheads (NHER [32820](#)).

Figure 27-A Roman cosmetic mortar from Syderstone



Although there are only a small number of records for this parish, Syderstone has a rich archaeological sequence that includes a possible Roman building (NHER [41339](#)). It is thought that this is situated to the northeast of the parish, where the density and type of objects recovered, which include stone and ceramic roofing tiles, box tiles, and pottery sherds, are thought to indicate a structure. A further concentration of similar material has been recorded adjacent (NHER [41795](#)).

A possible Roman period trackway and enclosure boundaries (NHER [33770](#)) have also been noted on Syderstone common, in conjunction with a large number of Roman pottery sherds. A further concentration of Roman material has been located to the northwest (NHER [25299](#)), as well as stray finds of coins (NHER [49868](#) and [49864](#)), a hairpin (NHER [35081](#)) and a brooch (NHER [49866](#)) from across the parish.

Although no Saxon period monuments have been recorded, the village is included in the Domesday Book, and a small number of objects have been recovered,. These comprise pottery sherds (NHER [1981](#) and [1991](#)), a Late Saxon strap or harness fitting (NHER [25299](#)), and fragments of an Early Saxon brooch (NHER [41795](#)).

From the medieval period the church of St Mary (NHER [1991](#)) survives, an interesting example of the development of a parish church. The building was originally an early medieval cruciform church, with aisles and transepts, but has since altered to its present

form of west tower, nave and chancel. The chancel contains what may be the best curvilinear tracery window in Norfolk.

During the medieval period the parish also had a great house (NHER [13253](#)), but the building has since been demolished, and is thought to have lain near the Rectory. It is known locally to have been the home of the Robsart family, several legends suggest that the ghost of Amy Robsart, wife of Robert Dudley, still haunts the local area.

A small number of medieval objects have also been recovered, including pottery sherds (NHER [1981](#)), coins (NHER [35081](#)) as well as metal objects such as brooches and buckles (NHER [41339](#), [41795](#) and [49867](#)). A similar range of objects from the post medieval period, including part of a spoon, have also been found.

There are also a small number of buildings of architectural interest dating to the post medieval period. These include Manor Farmhouse (NHER [46553](#)), an 18th century farmhouse with 19th century Italianate details, and Thurnby House (NHER [46829](#)), a mid-19th century brick house in the Gothic style. White Hall is also of note, a large farmhouse of Flemish bond red brick constructed around 1800.

From more recent history a World War Two pillbox also survives (NHER [30777](#)), as well as one of the classic K6 telephone boxes (NHER [46769](#)), situated on The Street.

Ancient Routes

Research is ongoing into two ancient routes in the parish. It is considered by Dr. Sarah Spooner, Associate Professor in Landscape History & Engagement, at the University of East Anglia, that two of the routes in the parish are likely to be at least Norman in age and potentially much earlier. These are London Lane and Burnham Green Lane. Dr Spooner's summary from a local history group walk in Syderstone June 2024 is as followed:

London Lane is followed by both the parish boundary and the hundred boundary, implying that it was already in existence when both of those boundaries were being formed in the landscape. Parish boundaries are coming into existence in the 1100s (give or take), but hundred boundaries are earlier still, taking London Lane back in the pre-Conquest period.

Burnham Green Lane isn't followed by either boundary, but has a similar alignment to London Lane, and it actually connects and runs through several parishes, forming a long linear route - also likely to be of some antiquity, but harder to date with any precision. It would be interesting to follow it north and see if it aligns with parish boundaries further along the route.

If they are pre-Conquest, then the big question is how old are they? That's hard to say definitively, but they could date back to the Roman period. There is a big debate in landscape history and archaeology about how much of the infrastructure of the Roman landscape survives into the Anglo-Saxon period.

Issues

- **The parish has a rich history, particularly with finds from multiple periods, as well as a few listed buildings (7) and a Scheduled Monument. However, it does not have a conservation area or any other historic designations.**
- **There is potential for development to impact the historic nature of the parish. The design of new development is particularly important with respect to this.**

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> <p>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).</p> <p>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.</p> <p>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</p>

Term	Definition
	<p>be in place to ensure housing remains at a discount for future eligible households.</p> <p>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 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.</p>
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
Dark Skies	Places where the darkness of the night sky is relatively free of interference from artificial light.
Dwelling	<p>A dwelling is a unit of accommodation that may be empty or being lived in, for example houses or flats. They are usually made up of one household, but those with more than one household are shared and called a “shared dwelling”.</p> <p>If a dwelling has no usual residents living in them, for example they are empty after being sold, these are called “unoccupied dwellings” but may be used by short-term residents or visitors on Census Day, 21 March 2021, for example holiday homes.</p>

Term	Definition
Family	<p>According to the Census data³¹: A family is a group of people who are either:</p> <ul style="list-style-type: none"> • married, civil partnered or cohabiting couple with or without children (the children do not need to belong to both members of the couple) • a lone parent with children • a married, civil partnered or cohabiting couple with grandchildren but where the parents of those grandchildren are not present • a single or couple grandparent with grandchildren but where the parents of those grandchildren are not present
Household	<p>According to the Census data: A household is defined as:</p> <ul style="list-style-type: none"> • one person living alone, or • a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room, or dining area <p>This includes:</p> <ul style="list-style-type: none"> • all sheltered accommodation units in an establishment (irrespective of whether there are other communal facilities), and • all people living in caravans on any type of site that is their usual residence; this will include anyone who has no other usual residence elsewhere in the UK <p>A household must contain at least one person whose place of usual residence is at the address. A group of short-term residents living together is not classified as a household, and neither is a group of people at an address where only visitors are staying.</p>
NPPF	National Planning Policy Framework

³¹ [Measurements used in Census 2021 data - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk)

Term	Definition
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	<p>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 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 bedroomed. 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 garden³².</p>
Social rented housing	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 ³³
Specialist housing for older people	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,

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

³³ See <http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing>

Term	Definition
	<p>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 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.</p>
Unoccupied Dwelling	Unoccupied dwellings are units of accommodation that have no usual residents. Some may be used by short-term residents or visitors as second homes, while some are truly vacant, that is, have no indication of being used as a second home and are not inhabited by short-term residents.
Usual resident	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.

Appendix A: Syderstone Housing Data 2012-2023 (King's Lynn & West Norfolk Borough Council, September 2023)

Planning Ref	Address	Description	Units	Granted Date	Initially Started Date	Completed Date	Status
15/01186/F	Churchgate Cottage, The PE31 8SD, Syderstone	New dwelling and cart shed	1	10/12/2015	01/02/2017	26/07/2017	COMPLETED
08/01415/F	The Depot, Mill Lane Syderstone, Norfolk PE31 8RX	Construction of Five Dwellings and Garages following Demolition of Existing Buildings (Revised Application)	5	04/08/2008	30/05/2011	31/03/2013	COMPLETED
90/1881	Part OS 8474, West of Creake Road and north of, The Street, Syderstone, Syderstone	Construction of 34 dwellings, garages and associated roads	34	18/09/1990	01/01/1997		STARTED
10/01425/F	The Linnet, Docking Road, Syderstone, King's Lynn Norfolk PE31 8SW	3No new dwellings and parking (modification of approved 08/00567/F and retrospective consent for siting of plots 2 & 3)	3	07/10/2010	31/03/2011	31/03/2014	COMPLETED
11/00530/RM	The Nurseries, The Street, Syderstone,	Reserved Matters Application : Construction of dwelling	1	11/05/2011	30/04/2013	31/03/2014	COMPLETED

Planning Ref	Address	Description	Units	Granted Date	Initially Started Date	Completed Date	Status
	King's Lynn PE31 8SD						
14/01359/RM	Land At 2 Tattersett Road, Syderstone, King's Lynn, Norfolk PE31 8SA	Proposed construction of dwelling on garden plot adjacent to 2 Tattersett Road, Syderstone, Norfolk	1	17/11/2014	31/03/2015	21/10/2015	COMPLETED
14/00900/RM	The Stores, 17 Ashside, Syderstone, Norfolk PE31 8RZ	Reserved Matters Application: Proposed residential development	3	28/08/2014	30/09/2014	19/02/2016	COMPLETED
14/00898/RM	Proposed Two Dwellings West of The Stores, 15 - 16 Ashside, Syderstone, Norfolk	Reserved matters application: Proposed residential development	2	28/08/2014	30/09/2014	15/02/2016	COMPLETED
18/01917/F Allocation G91.1	Land West of Broadlands, Docking Road, Syderstone, King's Lynn, Norfolk PE31 8SW, Syderstone	Erection of 5 dwellings	5	07/02/2019	30/06/2022	31/08/2022	COMPLETED

Planning Ref	Address	Description	Units	Granted Date	Initially Started Date	Completed Date	Status
21/02228/F Allocation G91.1	Land To The West of The Street, Syderstone, KINGS LYNN, Norfolk PE31 8GT, Syderstone	VARIATION OF CONDITIONS 7, 15 AND 16 OF PLANNING PERMISSION 20/01593/F: Vairation of condition 2 of planning permission 18/01917/F (Erection of 5 dwellings) to revise the design on Plots 3, 4 and 5	3	31/01/2022	29/04/2022	12/06/2023	STARTED
19/00184/F	Arwyn, 13 Ashside, Syderstone, Norfolk PE31 8RZ, Syderstone	Demolition of existing bungalow and annex, and construction of a pair of semi- detached, two storey, open market dwellings.	2	27/03/2019			GRANTED
21/00339/F	Loxwood, 2 Tattersett Road. Syderstone, King's Lynn, Norfolk PE31 8SA, Syderstone	Construction of 2 dwelling houses following demolition of existing bungalow	2	24/05/2021			GRANTED
21/00600/F	The Stockyard, Creake Road, Syderstone, King's	Conversion of existing barn to ancillary accommodation	1	22/07/2021	17/08/2021	21/04/2022	COMPLETED

Planning Ref	Address	Description	Units	Granted Date	Initially Started Date	Completed Date	Status
	Lynn, Norfolk PE31 8SG, Syderstone						