

Parish Infrastructure Investment Plan (PIIP)

Parish name(s)	Syderstone
Area covered (if combined area)	
Date of PIIP	24/09/2026
Date of next review	09/2027
Date adopted / approved by Parish Council	Adopted by the Parish Council 08/09/2026

Existing Infrastructure Audit

To enable you to demonstrate the need of Infrastructure, please provide a **list of services and facilities within the local area, their condition, location, existing capacity, and catchment area.**

Existing infrastructure inside the PIIP area, that are used by the community:

Parish Council Infrastructure

Infrastructure	Condition	Existing Capacity	Catchment
Playing Field	Good	Recreation and informal sport	Whole parish
Children's Play Area	Good overall, with ongoing maintenance and a programme of future improvement and replacement.	Children's play	Whole parish
Village Noticeboards	Replacement programme underway	Public information	Whole parish
Street Lighting	Good	Public lighting	Residential areas
Speed Management Infrastructure (SAM2/SAM3, gateways, posts)	Good	Road safety	Whole parish
Public Access Defibrillator	Operational (subject to warranty inspection)	Emergency response	Whole parish
Bus Shelter	Good	Public transport	Whole parish
Village gateways, benches, bins, grit bins and planters	Good	Public realm	Whole parish

Community Infrastructure

Infrastructure	Condition	Existing Capacity	Catchment
Amy Robsart Village Hall	Good	Community meetings, events, activities and access to local services	Whole parish
Mobile Library Service	Operational	Monthly mobile library service serving the Village Hall and Ashside	Whole parish
Mobile Post Office	Operational	Weekly Post Office service at the Village Hall on Wednesday mornings	Whole parish
St Mary's Church	Good	Worship and community events	Whole parish
Syderstone Common (SSSI)	Protected	Recreation, biodiversity and tourism	Parish and visitors
Public Rights of Way & Circular Walks	Good	Walking and access to countryside	Whole parish and visitors
Village Business Park	Good	Local employment	Parish and surrounding area
Village Green Spaces	Good	Recreation and environmental value	Whole parish

These are all specifically recognised within the Neighbourhood Plan as important community assets and facilities.

External infrastructure services and facilities outside the PIIP area, that are used by the community:

Infrastructure	Location	Existing Capacity	Catchment
Primary School	Blenheim Park	Primary education	Syderstone and surrounding villages
GP Surgery	Docking	Primary healthcare	Local community
Secondary Schools	Fakenham	Secondary education	Local area
Queen Elizabeth Hospital	King's Lynn	Acute healthcare	West Norfolk
Libraries	Fakenham and King's Lynn	Public library services	Local community
Public Transport	Bus services serving the village	Access to surrounding towns	Residents and visitors
Recycling Centre	Fakenham	Household waste and recycling	Local area
Rail Services	King's Lynn	National rail connections	Wider catchment

Infrastructure Needs

Based upon the finding of your internal and external infrastructure audit, please identify your Community Infrastructure needs and aspirations:

List of identified infrastructure needs, in order of priority:

Existing Infrastructure	Evidence	Future Need
Play Area	Annual inspections and Council asset review	Replacement play equipment, shelter and associated facilities
Recreation Facilities	Neighbourhood Plan and Council priorities	Improved provision for a wider age range and inclusive play
Community Facilities	Neighbourhood Plan	Protect and enhance existing facilities

Walking & Access	Neighbourhood Plan consultation	Continue improvements to footpaths and accessibility
Speed Management	Community consultation	Continue investment in SAM signs and traffic management
Environment	Neighbourhood Plan	Protect Common, wildlife corridors and green infrastructure
Village Information	Existing noticeboards	Replacement noticeboards (already progressing)
Community Resilience	Asset Review	Maintain and replace emergency and community resilience infrastructure, including the public access defibrillator, as required

Community Engagement

How have you sought the views of your community and how they have helped to inform your current and future needs:

The priorities identified within this Parish Infrastructure Investment Plan (PIIP) have been informed by a range of community engagement activities undertaken by the Parish Council and through the preparation of the adopted Syderstone Neighbourhood Plan (2022–2038).

The principal sources of community engagement include:

- the comprehensive Neighbourhood Plan consultation undertaken during 2024, which included a parish-wide survey and public consultation events;
- consultation undertaken as part of the preparation of the Syderstone Design Codes and Housing Needs Assessment;
- comments and feedback received from residents during Parish Council meetings and through correspondence;
- articles published in *The Natterjack* parish newsletter inviting residents to comment on local projects and priorities;
- information published on the Parish Council website and social media channels;
- consultation with statutory bodies and partner organisations where appropriate; and
- ongoing engagement with residents regarding specific infrastructure projects.

The Neighbourhood Plan consultation identified a number of recurring themes that have directly informed the infrastructure priorities contained within this PIIP, including:

- protecting and enhancing community facilities;
- improving recreation opportunities;
- maintaining and improving the children's play area;
- improving walking routes and accessibility;
- addressing speeding and road safety;
- protecting the natural environment and biodiversity; and
- supporting the long-term sustainability of community infrastructure.

The Council will continue to engage with residents as infrastructure projects are developed. In particular, a community consultation is planned during 2026 to inform the proposed play area improvement project, including replacement play equipment, a potential playing field shelter and associated facilities. The results of this consultation will be used to refine the project and support future funding applications.

The PIIP will be reviewed periodically to reflect changes in community priorities, completed projects and further engagement with residents.

Future Growth

Expected growth – location, size and timing of development (planning) sites.

Planning information can be obtained using the [Councils Developer Contributions data](#).

Location	Size/Number of Houses	Timing
No strategic housing allocations currently identified within the parish. The Local Plan allocation G91.1 (Land west of No. 26 The Street) has been completed. Future development is expected to comprise small-scale windfall development in accordance with the adopted Local Plan and Neighbourhood Plan.	No specific allocation. Future growth expected to be limited to small-scale windfall development.	Throughout the Plan period to 2040, as planning permissions are granted.

The Borough Council is currently preparing its next Local Plan for the period 2026–2044. As the new Local Plan progresses, the Parish Council will monitor any proposed development affecting Syderstone and review the infrastructure priorities identified within this PIIP as necessary.

What impact would new development have on your community needs?

Syderstone is expected to experience limited housing growth during the Plan period, with future development primarily comprising small-scale windfall developments rather than strategic housing allocations. Although the scale of development is likely to be modest, additional housing will increase demand for community infrastructure and services over time.

The Council has identified the following infrastructure priorities to support sustainable growth and maintain the quality of life within the parish:

- improvement and renewal of the children's play area, including replacement play equipment;
- provision of a playing field shelter and associated recreational facilities;
- continued investment in road safety measures, including Speed Awareness Message (SAM) signs and village gateways;
- maintenance and enhancement of community facilities, including the Village Hall and public realm;
- protection and enhancement of biodiversity, green infrastructure and public open spaces;
- continued investment in community resilience infrastructure, including the public access defibrillator; and
- ongoing maintenance and replacement of Parish Council assets as they reach the end of their serviceable life.

The PIIP will be reviewed periodically to ensure that infrastructure priorities continue to reflect future development and the changing needs of the community.

Financial Details

Projected income – from all sources including external grants, CIL and s106 income (legal agreements attached to planning permissions):

CIL & S106 information can be obtained using the [Councils Developer Contributions data](#).

The Parish Council will continue to seek funding from a variety of sources to support the delivery of infrastructure projects identified within this PIIP. These may include:

Source	Estimated Income
Neighbourhood CIL	As received from qualifying development
Parish Council Budget	Ongoing provision for maintenance and asset renewal
External Grants	To be sought as opportunities arise
Borough CIL Infrastructure Fund	Future application proposed

Community Funding		Where available
Your investment priorities – the list of infrastructure projects to be funded over the next 3-to-5-year period, in order of their priority:		
Priority	Project	Potential Funding Sources
1	Play Area Improvement Project (replacement play equipment, shelter and associated works)	CIL Infrastructure Fund, Lottery, CIL, grants
2	Ongoing renewal and replacement of Parish Council infrastructure assets	Parish Council budget, CIL
3	Road safety improvements including SAM signs, gateways and traffic management initiatives	Parish Partnership Scheme, CIL
4	Public realm improvements including benches, noticeboards and village furniture	CIL, Community Grants
5	Community resilience infrastructure including the public access defibrillator and associated equipment	Community grants, Parish Council
Any other information relating to your infrastructure needs:		
Syderstone Parish Council has recently completed a comprehensive review of its Asset Register and has adopted a Neighbourhood Plan covering the period 2022–2038. Together, these documents provide a robust evidence base for future infrastructure planning. The Council recognises that many of its community assets require ongoing investment to ensure they continue to meet the needs of residents. Particular priority is being given to the proposed improvement of the children's play area, which represents the Council's principal infrastructure project over the next five years. The PIIP is intended to be a live document and will be reviewed periodically to reflect completed projects, emerging infrastructure needs, future development and continued engagement with the local community.		

Priority projects relating to statutory services such as highways, health and education must be agreed first, with the relevant statutory body or partnership.