Syderstone Parish Council Response – Local Plan 2026–2044 Scoping Consultation

Syderstone Parish Council welcomes the opportunity to contribute to the preparation of the King's Lynn and West Norfolk Local Plan 2026–2044.

The Parish Council considers it particularly important that preparation of the new Local Plan recognises and gives appropriate consideration to adopted Neighbourhood Plans.

The Syderstone Neighbourhood Development Plan 2022–2038 was adopted in November 2025 following extensive evidence gathering, community consultation, independent examination and referendum. It therefore represents a recent expression of the community's aspirations for the future development of the parish.

Neighbourhood Planning and Local Character

The policies, evidence and community priorities contained within recently adopted Neighbourhood Plans should be recognised and, wherever possible, complemented rather than duplicated or undermined by the new Local Plan.

Development in Syderstone should be proportionate to the scale and rural character of the settlement and should respect its existing settlement pattern, landscape setting, Important Local Views, Local Green Spaces, ecological corridors and biodiversity.

Infrastructure and Services

The Parish Council is particularly concerned that the scale and location of future development should be determined having regard to the capacity of existing infrastructure and services.

Syderstone has limited local facilities and infrastructure. There is no village shop or GP surgery, meaning residents are reliant on neighbouring settlements for a number of essential everyday services, including primary healthcare and shopping.

Councillors also have particular concerns regarding existing pressures on water supply, drainage and wastewater infrastructure. The capacity of these systems should be properly assessed before any significant additional development is contemplated.

The capacity and accessibility of healthcare and other essential services serving the village should also be taken into account when assessing the sustainability and appropriate scale of future development.

Infrastructure requirements should be identified at an early stage and necessary improvements should accompany development rather than follow it.

Transport and Accessibility

Syderstone has extremely limited access to services without reliance on the private car and does not have a regular public transport service capable of meeting everyday travel needs. This is an important consideration when assessing the sustainability and appropriate scale of future development.

The Local Plan should recognise the particular accessibility challenges faced by rural communities and should not assume that development is sustainable simply because it adjoins an existing settlement.

Employment and Economic Sustainability

Local employment opportunities within and close to the village are limited. Significant additional residential development could therefore result in increased commuting and reliance on private vehicles.

The relationship between housing growth, employment opportunities and access to services should be properly considered when assessing the sustainability of potential development in rural settlements.

Housing Need and Affordability

The Parish Council considers that new housing should respond to demonstrable local housing needs, including the need for an appropriate mix, size and tenure of homes.

There is concern that additional open-market housing, without appropriate measures to address affordability and local need, may not provide housing that is accessible to local people.

Syderstone also experiences pressures associated with second-home ownership and displacement/overspill from neighbouring villages where second-home ownership and property values are particularly high. The Parish Council considers that the new Local Plan should recognise the effect that these pressures can have on housing affordability, availability and the long-term sustainability of rural communities.

Call for Sites – Syderstone

The Parish Council notes that a number of sites within and immediately adjoining Syderstone have been submitted through the Call for Sites exercise.

The Council recognises that these are landowner/promoter submissions and that their inclusion does not indicate that the Borough Council considers them suitable for development or intends to allocate them.

Nevertheless, the number, location and apparent scale of some of the submitted sites are of concern to the Parish Council.

The Parish Council is not opposed in principle to appropriately located and sensitively designed small-scale development which meets identified local needs and accords with the policies of the Syderstone Neighbourhood Plan.

However, the Council would have significant concerns about sites which would result in substantial outward expansion of the settlement into open countryside, adversely affect Important Local Views, landscape character, biodiversity or ecological connectivity, or result in development of a scale disproportionate to Syderstone's infrastructure, facilities and rural character.

Any assessment of submitted sites within or adjoining Syderstone should therefore have particular regard to:

- the adopted Syderstone Neighbourhood Plan and Design Codes;
- the scale, character and settlement pattern of the village;
- identified local housing needs and housing affordability;
- Important Local Views, Local Green Spaces and landscape character;
- biodiversity and Green Ecological Corridors;
- the capacity of water supply, drainage and wastewater infrastructure;
- highway capacity and road safety;
- the lack of regular public transport and consequent reliance on private vehicles;
- access to employment, education, healthcare and other essential services; and
- the cumulative impact of development upon the village and its existing infrastructure.

Community Involvement

The Parish Council considers that Parish Councils and local communities should be engaged at an early stage when potential development locations, settlement strategies and site allocations are being considered.

Given the number of sites submitted within and around Syderstone, the Parish Council requests continued direct engagement as the Borough Council assesses these sites and before any site is taken forward as a potential allocation in the emerging Local Plan.