



Syderstone Neighbourhood Development Plan 2022-2038

Referendum Information Pack

30 October 2025

Contents Page

1. Information Statement

2. Information for Voters (including general information as to town and country planning and Neighbourhood Planning)

Appendix 1: Syderstone Neighbourhood Plan 2022-2038 (referendum version)

Appendix 2: Report of the Independent Examiner on the Draft Syderstone Neighbourhood Plan

Appendix 3: Summary of representations received in response to publication of the Draft Plan

Appendix 4: Statement by the Local planning authority that the Syderstone Neighbourhood Plan meets the basic conditions

Appendix 5: Decision Statement – Decision on Examiner's Recommendations



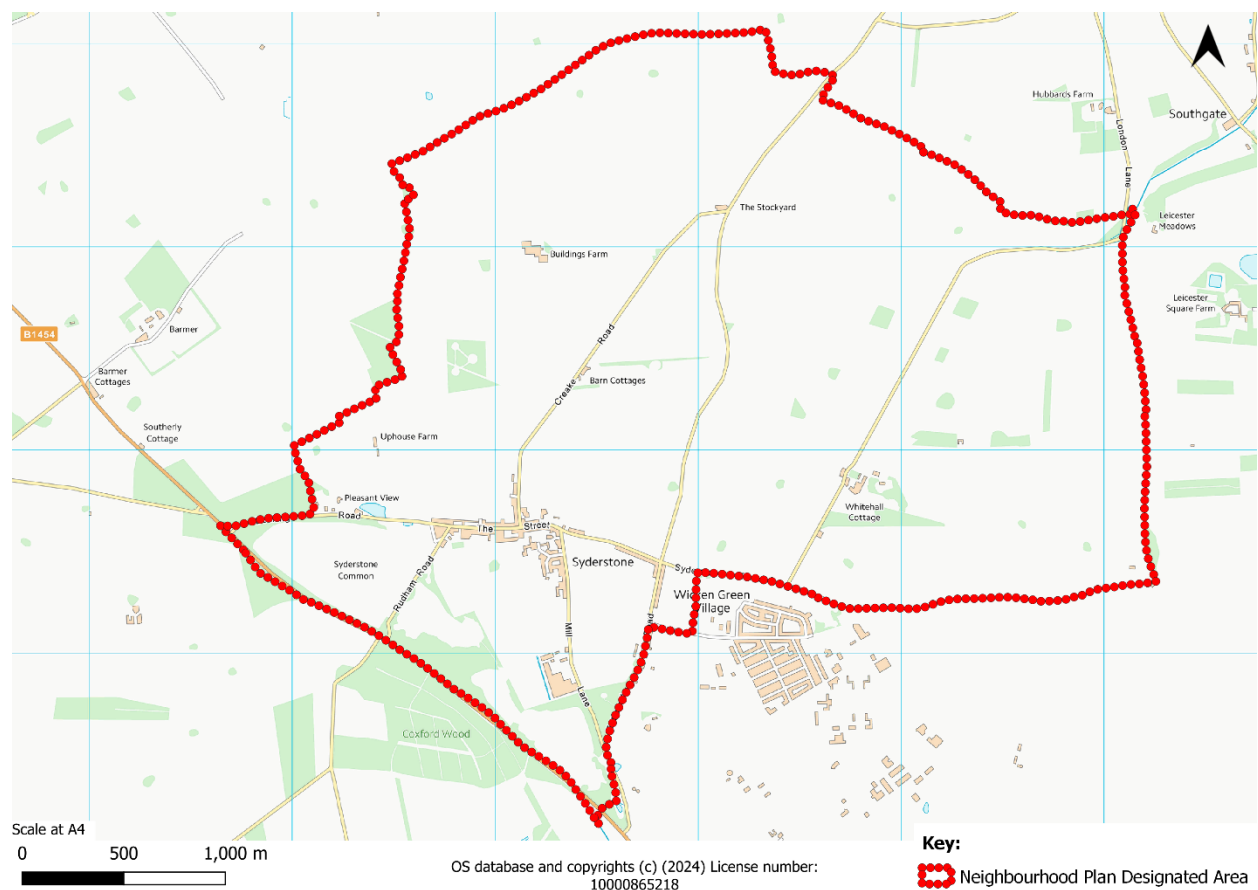
Syderstone Neighbourhood Development Plan 2022-2038

Referendum Information Statement

The Borough Council of King's Lynn and West Norfolk hereby gives notice that a Referendum relating to the Neighbourhood Development Plan (NDP) for the parish of Syderstone ("Syderstone Neighbourhood Plan 2022 - 2038") will be held on **Thursday, 30 October 2025** to decide on the question below:

"Do you want the Borough Council of King's Lynn and West Norfolk to use the Neighbourhood Plan for Syderstone to help it decide planning applications in the neighbourhood area?"

The Referendum area is identical to the area that has been designated as the Syderstone Neighbourhood Plan area which covers the parish of Syderstone, as shown on the following map.



Syderstone Neighbourhood Area Map, designated 23 December 2022 [not to scale]

A person is entitled to vote in the Referendum if, on 30 October 2025:

- (a) he/she is entitled to vote in an election of any Councillor of the Syderstone Parish Council whose area is in the Referendum area; and
- (b) his/her qualifying address for the election is in the Referendum area. A person's qualifying address is, in relation to a person registered in the register of electors, the address in respect of which he or she is entitled to be so registered.

The Referendum expenses limit that will apply in relation to the Referendum is £2,362; plus the number of persons entitled to vote in the Referendum by reference to which that limit has been calculated ($383 \times 5.9p = £22.60$) = **£2,384.60**

The Referendum will be conducted in accordance with procedures which are similar to those used at local government elections. A number of specified documents may be inspected at:

The Borough Council of King's Lynn and West Norfolk
King's Court
Chapel Street
KING'S LYNN
PE30 1EX

Opening times: 9am - 5pm Monday - Thursday
9am - 4.45pm on a Friday

Telephone: 01553 616200

Website: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/1198/syderstone_neighbourhood_plan

The Specified Documents are:

- the draft Neighbourhood Plan or neighbourhood development order;
- the report made by the independent examiner under paragraph 10 of Schedule 4B to the 1990 (in the case of a Neighbourhood Development Plan, as applied by section 38A(3) of the 2004 Act);
- a summary of any representations submitted to the independent examiner pursuant to paragraph 9 of Schedule 4B to the 1990 Act;
- a statement in the case of a draft Neighbourhood Plan, that the Local planning authority are satisfied that the draft plan meets those basic conditions and complies with the provision made by, or under, sections 38A

and 38B of the 2004 Act;

- a statement that sets out general information as to town and country planning (including Neighbourhood Planning) and the referendum, which is prepared having regard to any guidance issued by the Secretary of State.

For further information about the Syderstone Neighbourhood Plan, including all background documents, please see our Neighbourhood Planning webpages:

- King's Lynn and West Norfolk Borough Council's Syderstone Neighbourhood Plan page: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/1198/syderstone_neighbourhood_plan
- Syderstone Parish Council Neighbourhood Plan page: <https://www.syderstonevillageandpc.info/neighbourhood-plan>
- How to prepare a Neighbourhood Plan: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/575/how_to_prepare_a_neighbourhood_plan
- Plans being prepared: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/116/plans_being_prepared



Syderstone Neighbourhood Development Plan 2022 – 2038 Referendum

Information for Voters

About this Document

On **Thursday, 30 October 2025** there will be a Referendum on a Neighbourhood Plan for your area. This document explains the Referendum that is going to take place and how you can take part in it. It explains:

- Why there are Neighbourhood Plans and other development plans
- The Referendum, and how you can take part

Referendum on the Neighbourhood Plan

A Referendum asks you to vote **yes** or **no** to a question. For this Referendum you will receive a ballot paper with this question:

“Do you want the Borough Council of King’s Lynn and West Norfolk to use the Syderstone Neighbourhood Plan 2022-2038 to help decide planning applications in the neighbourhood area?”

What does my Vote mean?

You show your choice by putting a cross (X) in the ‘Yes’ or ‘No’ box on your ballot paper.

Put a cross in only **one** box or your vote will not be counted.

If more people vote ‘**yes**’ than ‘**no**’ in this Referendum, then the Borough Council of King’s Lynn and West Norfolk will use the Neighbourhood Plan to help it decide planning applications in the parish of Syderstone.

The Neighbourhood Plan will then become part of the Development Plan – [Local Plan 2021-2040](#). This is a document which sets out planning policies to guide development in the Borough of King’s Lynn and West Norfolk.

If more people vote ‘**No**’ than ‘**Yes**’ in this Referendum or there is a tied vote, then planning applications will be decided without reference to the Neighbourhood Plan as part of the Development Plan for the local area.

Neighbourhood Plans

What is a Neighbourhood Plan?

A local community can prepare a Neighbourhood Plan (referred to in the relevant legislation as a Neighbourhood Development Plan), developing a shared vision for their neighbourhood and deliver the sustainable development they need through planning policies relating to the development and use of land.

If it successfully passes all the stages (including being supported by a majority of votes in a referendum) the Neighbourhood Plan will become part of the Development Plan for the area, along the Borough Council's (Local Plan 2021-2040, adopted 27 March 2025). It then must be taken into account when the Borough Council, or a Planning Inspector, in deciding planning applications in the area.

Who can prepare a Neighbourhood Plan?

A Neighbourhood Plan is prepared by the Qualifying Body, the relevant parish/town council, except in unparished areas (e.g. King's Lynn town centre). In this case a local group must first apply to be designated as a 'neighbourhood forum' before it can prepare a Neighbourhood Plan.

What can be in a Neighbourhood Plan?

Neighbourhood Plans set out policies for the development and use of land. A Neighbourhood Plan can shape future development in an area, but it cannot stop or promote less development than set out in the Borough's Local Plan.

A Neighbourhood Plan must:

- Support sustainable development;
- Generally, conform to the strategic policies in the local plan;
- Have regard to national planning policies.
- Comply with relevant legislation, e.g. Ensure environmental matters are taken into account, protect certain species and habitats, human rights, etc; and
- Specify the period it will cover.

While a Neighbourhood Plan must be in general conformity to the Local Plan strategic policies for the area (e.g. the overall role of the area, the general scale and type of development planned), it can vary in detail from the Local Plan. This can involve additional or different allocations of land for development, different development boundaries, different design and other criteria to be applied in the area, etc.

Where there is a contradiction between a Neighbourhood Plan and the Local Plan, it is the most recent one that counts.

Neighbourhood Plans often contain policies to reinforce the local character of the area, to protect local green spaces and other features of particular local importance, plus measures to address particular local problems or shortages.

There is no set format for a Neighbourhood Plan. It could be very brief and focused (perhaps just one policy) or very long and complex. Much will depend on what are the agreed local priorities, and what resources, interests and skills are available in the local community who prepare it.

How is a Neighbourhood Plan prepared?

Because Neighbourhood Plans will affect what may, or may not, receive planning permission they must go through stages of formal consultation to make sure everyone has an opportunity to comment on them, and that they meet tests laid down in legislation. These procedures include examination by an independent expert, to decide whether the plan meets the legal tests mentioned above, and a referendum to gauge the level of local support for the plan.

The Borough Council (as Local planning authority) has to administer key parts of this process. The decisions it has to make in this process are not whether the Borough Council agrees with or supports the content of the Neighbourhood Plan, but whether the plan complies with nationally laid down rules and policies.

It is the local community's plan, and it is they who will have to do most of the work (or commission consultants to do this for them) and make the decisions on what they want in their plan, although the Borough Council will provide advice and assistance.

For further information on Neighbourhood Plans see:

Borough Council Information:

- Borough Council's Syderstone Neighbourhood Plan page: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/1198/syderstone_neighbourhood_plan
- Syderstone Parish Council Neighbourhood Plan page: [Syderstone Parish Council | Neighbourhood Plan](#)
- How to prepare a Neighbourhood Plan: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/575/how_to_prepare_a_neighbourhood_plan
- Locality: <https://locality.org.uk/>

Town and Country Planning

Background

The town and country planning system exists to protect and promote the public interest in the way land is used and developed. All advanced economies have formal planning systems, though the details of how they operate vary, while simpler societies usually have less formal controls on new building.

The current British planning system was established in 1947 and grew out of concern that uncoordinated development in the 19th and early 20th century had resulted in severe adverse impacts on health, economic efficiency, quality of life and the environment. Owners of property in Britain do not have a right to build or change the use of land as they please and must obtain planning permission to do so. (Some development, typically minor changes, is 'permitted development'; thus, benefits from an automatic permission).

The planning system endeavours to:

- Coordinate the activities of different developers and agencies,
- Protect features and qualities of acknowledged public interest,
- Provide a degree of certainty for investors, landowners, residents and other stakeholders, and
- Coordinate the provision of infrastructure and other facilities.

More broadly the system aims to balance the needs and aspirations of the immediate site or locality with those for the wider area and country within which it sits, and to balance current concerns against longer term interests.

Inevitably these different aims and considerations are often in tension, and so there are difficult and controversial decisions to be made in balancing them when considering whether to grant planning permission or include something in a plan. (Planning decisions often seem easy if only one consideration is taken into account).

Local Planning Decisions

The responsibility for making most of these difficult decisions is given by Parliament to the Local Planning Authority (LPA) which, in this area, is the Borough Council of King's Lynn and West Norfolk.

Planning authorities cannot, however, make a decision any way they may please. Prior public consultation is required in most cases. Decisions on applications must be made in accordance with the adopted development plan, unless there are proper planning considerations suggesting otherwise.

One of the important considerations which must be taken into account is national

(government) planning policy, including the National Planning Policy Framework. This tells local planning authorities which issues they should consider most important, how decisions should be reached, how plans should be prepared and what they should contain, etc.

Decisions are made by elected councillors, advised by specialist planning officers, though routine decisions (e.g. planning applications clearly in accordance with, or contrary to, adopted plans) will usually be delegated by councillors to senior officers; because of the volume of work and pressures of time.

There is provision for the planning decisions of the local planning authority to be challenged and reviewed by an independent planning inspector (or, if the issue is the legality of the decision or the way it was reached, the courts).

Local Plans

The local planning authority is required to produce a Local Plan, which sets out the vision and framework for the future development of its area. The Borough Council of King's Lynn and West Norfolk has formally adopted its new Local Plan on 27th March 2025. This single document now forms the development plan for the borough. The Local Plan contains the strategic policies and detailed land allocations for the area, which will be used to guide decisions on planning applications.

Local Plans usually look forward at least 15 years and must provide for enough housing and employment development to meet the anticipated growth in the area over that period. These also must be in general accordance with national planning policy.

Ideas for how this might be done are refined and reconsidered through successive rounds of consultation and discussion, often over a period of several years, but rarely is consensus reached; so, the Local planning authority must make difficult choices between competing views and proposals. Once the Local planning authority has decided the plan it wishes to adopt it is tested against legal requirements and national policy by an independent planning inspector, who will consider the views of those who oppose or support the plan and decide whether it can be adopted and brought into force.

Under current national policy if Local Plans are not successfully brought up-to-date and adopted, or less housing development than is needed takes place, it will be difficult for the Local planning authority to refuse a planning application for housing development unless it seriously contravenes national policy, even if it contravenes the Local or Neighbourhood Plan.

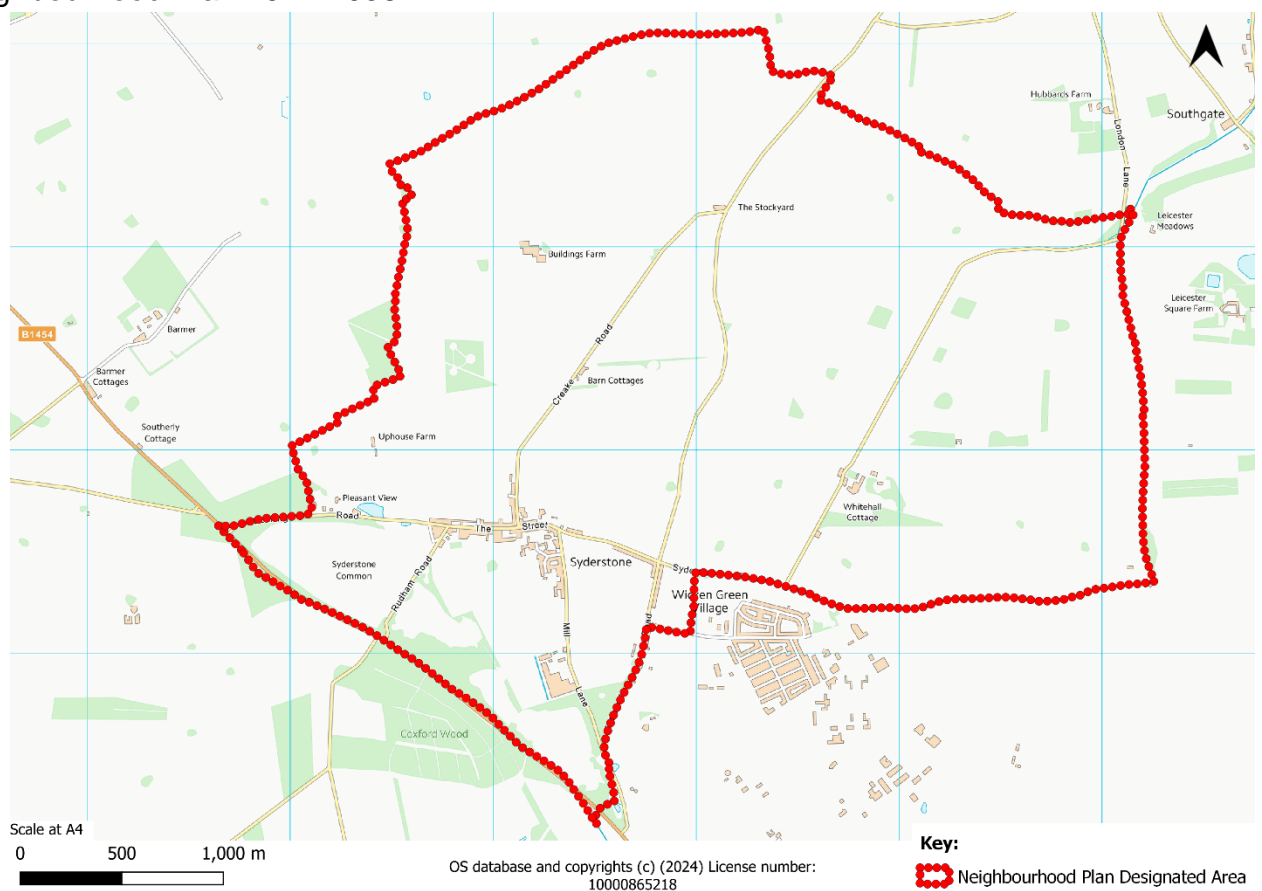
Neighbourhood Planning

Parish and town councils are statutory consultees for planning applications and Local Plans. This means they are consulted about these and are able to put forward any views they may have on these.

The 2011 Localism Act gave them (and communities in unparished areas that had successfully applied for designation as a neighbourhood forum) additional new planning powers to produce Neighbourhood Development Plans (NDPs), or to grant planning permission for specified developments or types of development (neighbourhood development orders and community right to build orders). Of these, Neighbourhood Plans have been by far the most popular. (For further information on Neighbourhood Plans, see section above).

Syderstone Neighbourhood Plan Referendum Area

The Referendum area is identified on the map below. This is the same as the area of the parish of Syderstone, and the area covered by the Syderstone Neighbourhood Plan 2022-2038.



Syderstone Neighbourhood Area Map, designated 22 February 2021 [not to scale]

Voting in the Referendum

The Referendum Area

The Referendum area is identified on the map shown on Page 13 (above) as the parish area of Syderstone and is identical to the area which has been designated as the Syderstone Neighbourhood Plan Area.

Referendum Expenses

The Referendum expenses limit that will apply in relation to the Referendum is £2,362; plus the number of persons entitled to vote in the Referendum by reference to which that limit has been calculated ($383 \times 5.9p = £22.60$) = **£2,384.60**

Specified Documents

A copy of the specified documents, that is the documents listed below, may be inspected at the following:

- Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, KING'S LYNN, PE30 1EX. Opening hours are between 9.00 am to 5.00 pm Monday to Thursday and 9.00 am to 4.45 pm on a Friday.
- Tel: (01553) 616200 or email elections@west-norfolk.gov.uk.
- Sarah Harvey, Syderstone Parish Clerk
Email: syderstoneparishcouncil@outlook.com

The Specified Documents are:

- The draft Syderstone Neighbourhood Plan 2022-2038 (referendum version)
- Report of the Independent Examiner
- Summary of the representations submitted to the Independent Examiner
- Statement by the Local planning authority that the Draft Plan meets the basic conditions (the Decision Statement)
- Information Statement and Information for Voters
- A statement that sets out general information as to town and country planning including neighbourhood, the Referendum

All of the above documents can be viewed on the Council's dedicated Syderstone Neighbourhood Plan web page: [Syderstone Neighbourhood Plan | Syderstone Neighbourhood Plan | Borough Council of King's Lynn & West Norfolk](#)

Further information is also available through the Syderstone Parish Council

Neighbourhood Plan web page:
[Syderstone Parish Council | Neighbourhood Plan](#)

Can I Vote?

You can vote in the Referendum if you live in the parish of Syderstone, and:

- You are registered to vote in Local Government Elections, and
- You are 18 years of age or over on **30 October 2025**.
- You have to be registered to vote by **Tuesday, 14 October 2025** to vote in the Referendum. You can check if you are registered to vote by calling (01553) 616773 or 616200.
- The Referendum will be conducted in accordance with the procedures which are similar to those used at Local Government Elections.

Ways of Voting

There are **three** ways of voting:

1. In person, on 30 October 2025

- Most people vote in person at their local polling station. It is easy and the staff on duty will always help if you are not sure what to do.
- It should be noted that since 4 May 2023, voters have been required to show photo ID when voting in person. Further details about acceptable voter ID are available through the following link: <https://www.gov.uk/how-to-vote/photo-id-youll-need>. Polling station staff are on hand to help if you have any queries.
- The Polling Station is: Amy Robsart Village Hall, Syderstone, The Street, PE31 8SD
- You will receive a poll card telling you that this is your polling station.
- If you do not receive your poll card you can contact Electoral Services on (01553) 616773 to ensure you are registered.
- The polling station will be open from 7am to 10pm.
- If you are not in the queue for a ballot paper by 10pm you will not be able to vote; so make sure you arrive in plenty of time.

2. By post

- To vote by post you need to complete an application form and send it to Electoral Services, Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, KING'S LYNN. PE30 1EX to arrive by 5pm on **Wednesday, 15 October 2025**. NB: If you already have a postal vote, there is no need to complete another application form.
- Ballot papers can be sent overseas, but you need to think about whether you will have time to receive and return your ballot papers by **Thursday, 30 October 2025**.
- You should receive your Postal Vote about a week before polling day. If it does not arrive in time, you can get a replacement up to 5pm on **Thursday, 30 October 2025**.

3. By Proxy

- If you cannot go to the polling station, and do not wish to vote by post, you may be able to vote by proxy. This means allowing somebody you trust to vote on your behalf.
- To vote by proxy, you need to complete an application form and send it to Electoral Services, Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, KING'S LYNN. PE30 1EX to arrive by 5pm on **Wednesday, 22 October 2025**.

This is for a new Proxy only. Changes to existing arrangements need to be made by 5pm on **Thursday, 30 October 2025**.

- When you apply for a proxy vote you must say why you cannot vote in person.
- Anyone can be your proxy as long as they are eligible to vote and are willing to vote on your behalf. You will have to tell them how you want to vote.

Postal and proxy vote application forms are available from Electoral Services on (01553) 616773 or by downloading from the Council's website at: www.west-norfolk.gov.uk.

Am I Registered to Vote?

- If you are **not registered**, you will **not be able to vote**.
- If you are not on the Electoral Register, you will need to complete an

Invitation to Register form and send it to Electoral Services, Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, KING'S LYNN. PE30 1EX to arrive no later than **Tuesday, 14 October 2025**, or go online www.gov.uk/registertovote.

Registration forms are available from Electoral Services on (01553) 16773 or alternatively, you can register yourself at: www.gov.uk/registertovote.

How to find out more

- Further general information on Neighbourhood Planning is available on the following websites <https://www.gov.uk/government/get-involved/take-part/make-a-neighbourhood-plan> and https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans.
- For queries about planning issues, please contact the Borough Council of King's Lynn and West Norfolk, Planning Policy on (01553) 616200.
- For queries about the Referendum and voting please contact Borough Council of King's Lynn and West Norfolk, Electoral Services on (01553) 616773 or email: elections@west-norfolk.gov.uk.

Appendix 1:

**SYDERSTONE NEIGHBOURHOOD
PLAN 2022-2038
(Referendum Version 2025)**

**DRAFT NEIGHBOURHOOD PLAN
POST EXAMINATION VERSION
REGULATION 18**

[SEE ACCOMPANYING DOCUMENTS]

Appendix 2:

Syderstone Neighbourhood Development Plan 2022- 2038

Report to the Borough Council of King's Lynn and West Norfolk on the Syderstone Neighbourhood Development Plan 30 October 2025

[SEE ACCOMPANYING DOCUMENT]

Appendix 3:

Syderstone Neighbourhood Plan 2022-2038 **Summary of the representations submitted to** **the independent Examiner**

The Draft Syderstone Neighbourhood Plan was published and consulted on by the Borough Council of King's Lynn and West Norfolk from 24 March to 12 May 2025, inclusive.

Regulation 16 Consultation (24 March – 12 May 2025)

Representations were received from 6 parties through the Regulation 16 consultation. All representations received were duly sent to the independent Examiner. Norfolk County Council submitted a combined representation, in its role as statutory body for Historic Environment, Lead Local Flood Authority (LLFA), and Public Health.

Feedback was received from some consultation bodies regarding detailed policy wordings, in support of individual policies and/ or making recommendations regarding additional matters for consideration (e.g. published guidance). This feedback was duly considered by the Examiner in preparing the Examiner's Report.

Supporting representations (or "no objection") were received from the consultation bodies below. In some cases, these explain that they have no further comments to add, over and above previous (Regulation 14) representations, or offering advice and guidance, e.g. regarding best practice, relevant legislation or other relevant policies/ considerations:

- [Environmental Agency](#)
- [Historic England](#)
- [Mariene Management Organisation](#) (MMO)
- [Natural England](#)
- [Norfolk County Council](#)
- [Norfolk Wildlife Trust](#)

Representations containing objections regarding individual policies and/ or the content of the Plan were received from the following parties:

Respondent	Details
Environmental Agency (EA)	<ul style="list-style-type: none"> The Environment Agency has been consulted on the Syderstone Neighbourhood Plan but has not provided detailed comments due to limited resources and a focus on higher-risk areas. Despite this, EA standing advice and guidance still stands.
Historic England (HE)	<ul style="list-style-type: none"> No detailed comments received at Regulation 16 consultation stage. Referred to previous Regulation 14 comments and general guidance on historic environment integration. No specific concerns were raised at this time, but they reserve the right to object to specific future proposals that may affect the historic environment.
Marine Management Organisation (MMO)	<ul style="list-style-type: none"> Marine Management Organisation have not provided detailed comments on this Neighbourhood Plan MMO advises that all marine plan objectives and policies are taken into consideration by local planning authorities when plan-making. Local authorities may also wish to refer to their online guidance and the Planning Advisory Service: soundness self-assessment checklist. We have also produced a guidance note aimed at local authorities who wish to consider how local plans could have regard to marine plans. Further details are on their gov.uk page.
Natural England	<ul style="list-style-type: none"> Natural England does not have any specific comments on this draft neighbourhood plan. However, they refer to Annex 1 attached to their response which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.
Norfolk County Council (NCC)	<ul style="list-style-type: none"> NCC welcomes the opportunity to comment and acknowledges the work done on the Plan. Comments are provided by the Historic

Respondent	Details
	<p data-bbox="644 237 1310 315">Environment team, Lead Local Flood Authority (LLFA), and Public Health.</p> <p data-bbox="549 371 847 405"><u>Historic Environment</u></p> <ul data-bbox="596 416 1353 786" style="list-style-type: none"> • The Historic Environment team acknowledges that matters relating to Historic Environment have been considered by the Plan makers. However, they would like a statement recognising that all planning applications within the parish are examined by the Norfolk County Council Historic Environment Strategy and Advice Team and archaeological mitigation recommended when required. <p data-bbox="549 842 1043 875"><u>Local Lead Flood Authority (LLFA)</u></p> <ul data-bbox="596 887 1337 1977" style="list-style-type: none"> • The LLFA supports the inclusion of <i>Policy 1: Syderstones General Design Codes</i> and its supporting text relating to flood risk. They advise the inclusion of a dedicated flood risk policy covering all sources of flooding, supported by up-to-date EA mapping covering the whole Parish, and inclusion of references to guidance materials available from organisations such as the LLFA and EA in respect of flood risk. • Additionally they have mentioned <i>Policy 5: Biodiversity and Green Ecological Corridors</i>, but not specifically commented on. • LLFA has no objection to <i>Policy 7: Local Green Space</i>, unless LGSs are part of SuDS or drainage systems, which should be evidenced if applicable. In this case, the LLFA has no comments on the proposed LGSs. • They recommend greater integration of Suds throughout the Plan and notes the no longer solely to “urban” drainage. • LLFA notes that no flood risk maps are not included in the Plan and therefore recommends

Respondent	Details
	<p>inclusion of maps for all floor sources covering whole Parish.</p> <ul style="list-style-type: none"> Furthermore, they note that there are no housing allocations in this Plan but highlights that any future allocations must assess Flood Risk from all sources followed by application of sequential and exceptions test, should the risk be identified. <p><u>Public Health</u></p> <ul style="list-style-type: none"> Public Health suggests using their guidance to embed health considerations into the Plan.
National Wildlife Trust (NWT)	<ul style="list-style-type: none"> NWT notes that Figure 3.2 on the Design Codes document references SU.02 Biodiversity, but the actual section is missing, due to the importance of biodiversity for environmental sustainability the Trust recommends addition SU0.2 Biodiversity to the Design Code, if not feasible, include the relevant content in the Biodiversity section of the NP. NWT notes that second paragraph of Policy 5 only covers development proposals within or adjacent to specific habitats, which creates a gap in protection for other areas in the NP boundary and therefore recommends expanding on the wording to include development anywhere within the Plan boundary, not just near designated habitats. This is important because of indirect impacts such as air pollution, water run-off from development further afield can still harm sensitive wildlife sites. NWT recommends the following: <ul style="list-style-type: none"> Minor change to the wording in the 2nd paragraph of Policy 5 to include development proposals in all areas within the Neighbourhood Plan boundary. Remove or update the broken link currently referenced as footnote 19. If a link is needed, use: <i>In your community / Norfolk Wildlife Trust.</i>

Respondent	Details
	<ul style="list-style-type: none"> ○ Reword the first sentence of paragraph 71 for clarity; suggested alternative: “Green infrastructure plays a crucial role in enhancing biodiversity. Well designed and managed Green Infrastructure (GI) generates multiple benefits for people and nature...” ○ Add a definition or explanation of Green Infrastructure to improve clarity, e.g.: “A Green Infrastructure network can include street trees, green roofs/walls, parks, private gardens, allotments, sustainable drainage systems, through to wildlife areas, woodlands, wetlands and natural flood management functioning at local and landscape scale.”

The full set of representations was provided to the independent examiner to inform the examination of the Neighbourhood Plan.

The Examiner considered all representations received through the Regulation 16 consultation (24 March– 12 May 2025) in making his recommendations. The Borough Council, Syderstone Parish Council (Qualifying Body) and representatives of the Neighbourhood Planning Group accepted all the Examiner’s recommendations that materially affect the content of the Plan.

Appendix 4:

Syderstone Neighbourhood Plan 2022-2038

Statement by the Local Planning Authority(LPA) that the Syderstone Neighbourhood Plan meets the “basic conditions”.

The draft Syderstone Neighbourhood Plan 2022-2038 was considered by the Borough Council of King's Lynn & West Norfolk. On 4 September 2025, the Assistant Director (acting Executive Director for Environment and Planning), on behalf of the Portfolio Holder Cllr Jim Moriarty, confirmed that the amended Syderstone Neighbourhood Plan 2022-2038, incorporating the Examiner's recommendations meets the basic conditions. As such, it was agreed that the modified Syderstone Neighbourhood Plan should proceed to a local referendum covering the parish of Syderstone.

The Borough Council Decision Statement in full can be read on the following page: [Syderstone Neighbourhood Plan | Syderstone Neighbourhood Plan | Borough Council of King's Lynn & West Norfolk](#)

The Draft Neighbourhood Plan 2022-2039 has now been amended, and thus the Borough Council is satisfied that the version of the Neighbourhood Plan being presented in the referendum meets the basic conditions set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended).

Stuart Ashworth, Assistant Director (acting Executive Director, Environment and Planning)

Borough Council of King's Lynn and West Norfolk (on behalf of Cllr Jim Moriarty, Cabinet Member for Development and Regeneration)



Appendix 5:

Decision on Examiner's Recommendations 4 September 2025

[SEE ACCOMPANYING DOCUMENT]