

## 9.20 Syderstone

**9.20.1** Set on a rising site above an extensive common, Syderstone is a small linear village situated in the northeastern area of the borough. The village contains many traditional character buildings of flint and red brick and contains a landmark feature: the round tower church of St. Mary's. The village contains very few facilities other than a pub. The school is located in nearby Blenheim Park. The settlement is not served by public transport links. Syderstone parish has an estimated population of 500<sup>(49)</sup>.

**9.20.2** Syderstone Common is a Norfolk Wildlife Trust nature reserve, and designated as an SSSI (Site of Special Scientific Interest). The Landscape Character Assessment characterises the area surrounding Syderstone as part 'Rolling Open Farmland' and part 'Plateau Farmland'. The area is distinctly rural and peaceful which is partly due to its position away from more strategic road links.

**9.20.3** The following table shows the sites which were 'accepted' or 'partially acceptable' (arising from the SHLAA process) and are therefore considered as potential options for allocation for residential development. For an explanation of this project see chapter 1, page 6. For an explanation of the potential scale of development that might be appropriate see chapter 2, page 15.

**9.20.4** Sites which were rejected in the SHLAA process are not included, but are listed in Appendix 1.

**9.20.5** Views are invited on any of the sites. Potential options are shown on the accompanying map.

Site Ref:	Name/Address	Current Use	Proposed Use	Site Area (ha)	Notes
218/225/874	Land west of Tattersett Road	Agricultural	Residential	1.2	Site 218/225/874 has been submitted several times. The site is a greenfield site (grade 3 agricultural). The site is too large in scale for a rural village, if allocation is required only part of this site may accommodate small-scale infilling or affordable housing. Development would encroach on the

49 figure from Norfolk County Council mid 2009 parish population estimates for Norfolk

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					countryside. Loss of hedgerow. The site is close to the primary school.
224/873	Land east of Tattersett Road	Agricultural	Residential	0.7	Site 224/873 is a greenfield site (grade 3 agricultural) and has been submitted more than once. The site is large and new development would encroach into the countryside. Mature trees and hedge exist on the front boundary. Access to the site is very poor - a one track, poor quality road.
748	Land East of St. Mary's Church	Agricultural	Residential	0.3	Site 748 is a greenfield site (grade 3 agricultural). The site has poor access – a one track, poor quality road which is a public right of way. There is a public right of way across the site. Mature trees exist on the front boundary. Any development would encroach into the countryside, but this could be screened.
753	Land West of 26, The Street	Agricultural	Residential	0.2	Site 753 is a greenfield site (grade 3 agricultural). Site 753 is bordered by mature trees and development would result in a loss of mature hedgerow. Any development would encroach into the countryside and would alter the western approach to the settlement, however, it could

Site Ref:	Name/Address	Current Use	Proposed Use	Site Area (ha)	Notes
					mirror frontage development on the south side of The Street.
1026	Land to the east of Creak Road	Agricultural	Residential	1.8	Site 1026 is a greenfield site (grade 3 agricultural). Mature hedgerow, mature trees and some pylons present on the border of site which would constrain frontage development. The site is large in scale for a rural village and development could intrude into the landscape and harm the landscape setting. If allocation is required only part of this site may accommodate small-scale infilling or affordable housing.

## Question Rural Village - Syderstone

- a. Do you agree with the development boundaries shown on the map?
- b. Of the potential options which is your preferred location for growth? Why?
- c. Are there any other sites you wish to bring to our attention? Why would they be as suitable?

