



## **Ingoldisthorpe - Consultation on Sites**

### **Have your say on potential developments in your village**

The Parish Council is leading the process of developing a Neighbourhood Plan to influence the future development of Ingoldisthorpe. Our Neighbourhood Plan will be a key planning document, produced with the support of the local community which, when completed, will sit alongside the King's Lynn and West Norfolk Borough Council Local Plan (the Borough Plan). It will represent the views and aspirations of our community addressing local issues that are not covered by the Borough Plan.

Our Neighbourhood Plan will give Ingoldisthorpe greater control over development, allowing local people to influence the type, size, and location of development in the village. If approved it is very likely that over the course of the life of this Neighbourhood Plan (15 years) new housing developments will come forward; this is your opportunity to influence where potential new housing development would best take place.

Sitting alongside the Borough's Plan, the policies in this Neighbourhood Plan will be used to determine planning applications. Currently, the Parish Council has very little power to control development. They can only point out legal objections to planning applications, just like a next-door neighbour. To ensure the village develops as you might like, you need a Neighbourhood Plan. This is a legally binding document, voted through a local referendum that ensures borough planners respect your wishes. The Parish Council is leading the work on creating a Neighbourhood Plan for our village and wants your views on appropriate sites for development over the coming life of the Plan.

Last year, in April 2024, the Parish Council surveyed the views of all local residents of Ingoldisthorpe. There was general support via a community survey for the allocation of new housing in the plan. Whilst there was not strong consensus on the location there was consensus that future developments should be small scale, 2 or 3 beds and for local people. Though similar numbers thought that we shouldn't have any developments, the Parish Council doesn't have the power to stop future development in its entirety.

The Parish Council has been investigating allocating areas for development and in September 2024 asked local landowners if they had any sites they would like to consider for future development. Five sites in total were submitted and have since been assessed by our consultants for their deliverability. We would now like your views on four of those sites, one or more of which could be allocated in the Neighbourhood Plan. Please consider what sites could be appropriate for inclusion in the Plan, and where you may have concerns, what specifically are they and what could we ask developers to do to help alleviate them.

***Complete the survey online, by scanning the QR code or using the link below:***

**<https://www.smartsurvey.co.uk/s/G3YY2Y/>**



**If you are completing a hard copy of the survey, questions with a \* require a response.**

1. What is your connection with Ingoldisthorpe (tick all that apply)? \*

<input type="checkbox"/>	Business owner
<input type="checkbox"/>	Landowner
<input type="checkbox"/>	Resident
<input type="checkbox"/>	Work here

2. What is your postcode? \*

<input type="checkbox"/>	PE31 6HG	<input type="checkbox"/>	PE31 6LZ	<input type="checkbox"/>	PE31 6NG	<input type="checkbox"/>	PE31 6NH
<input type="checkbox"/>	PE31 6NJ	<input type="checkbox"/>	PE31 6NL	<input type="checkbox"/>	PE31 6NN	<input type="checkbox"/>	PE31 6NP
<input type="checkbox"/>	PE31 6NQ	<input type="checkbox"/>	PE31 6NR	<input type="checkbox"/>	PE31 6NS	<input type="checkbox"/>	PE31 6NT
<input type="checkbox"/>	PE31 6NU	<input type="checkbox"/>	PE31 6NW	<input type="checkbox"/>	PE31 6NX	<input type="checkbox"/>	PE31 6NY
<input type="checkbox"/>	PE31 6NZ	<input type="checkbox"/>	PE31 6PA	<input type="checkbox"/>	PE31 6PB	<input type="checkbox"/>	PE31 6PD
<input type="checkbox"/>	PE31 6PE	<input type="checkbox"/>	PE31 6PF	<input type="checkbox"/>	PE31 6PG	<input type="checkbox"/>	PE31 6PQ
<input type="checkbox"/>	PE31 6SR	<input type="checkbox"/>	PE31 6SS	<input type="checkbox"/>	PE31 6TE	<input type="checkbox"/>	PE31 6TR

**Details of the Sites- Please consider the following detail before ranking the sites in Question 3. Further details and maps can be found in the Ingoldisthorpe Site Assessment which is available on the Parish Council website:**

<https://www.ingoldisthorpe.org/callforsitesconsultation>

**Site 1- Land East of 53-57 Lynn Road, North of Brickley Lane**

Site area: 0.45ha

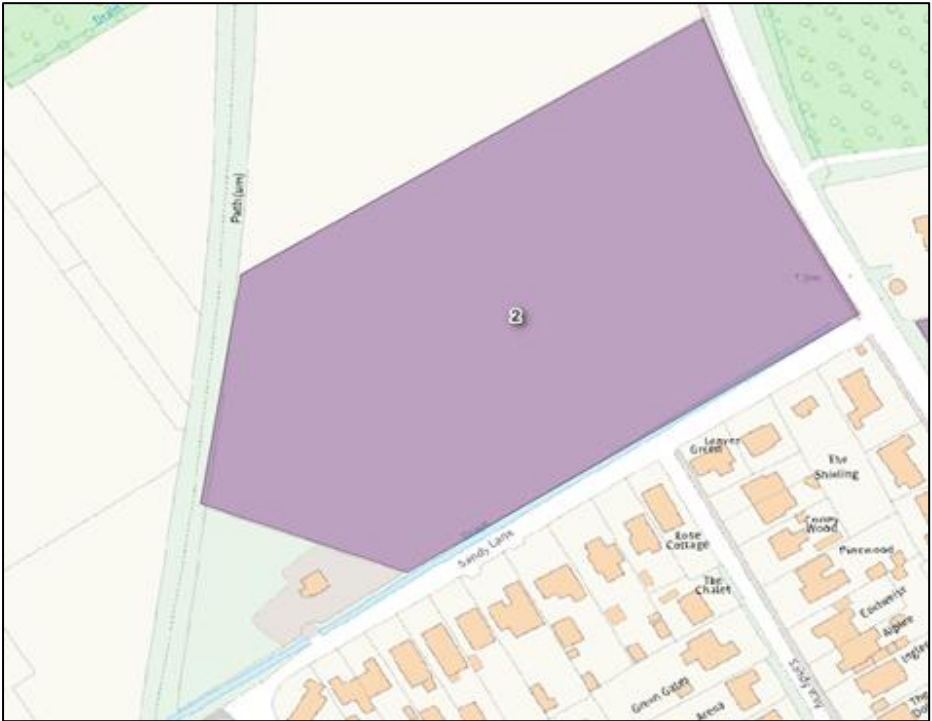
Current use: Currently used as agricultural land

Proposed use: Small scale residential development up to 4 dwellings. However, this number could be increased on demand if needed. Proposed for a pair of semi-detached homes but this is indicative at this stage. This site was also put forward as H208 in the Borough Council of Kings Lynn and West Norfolk Call for Sites in 2016.



**Site 2- Land to the north of Sandy Lane**

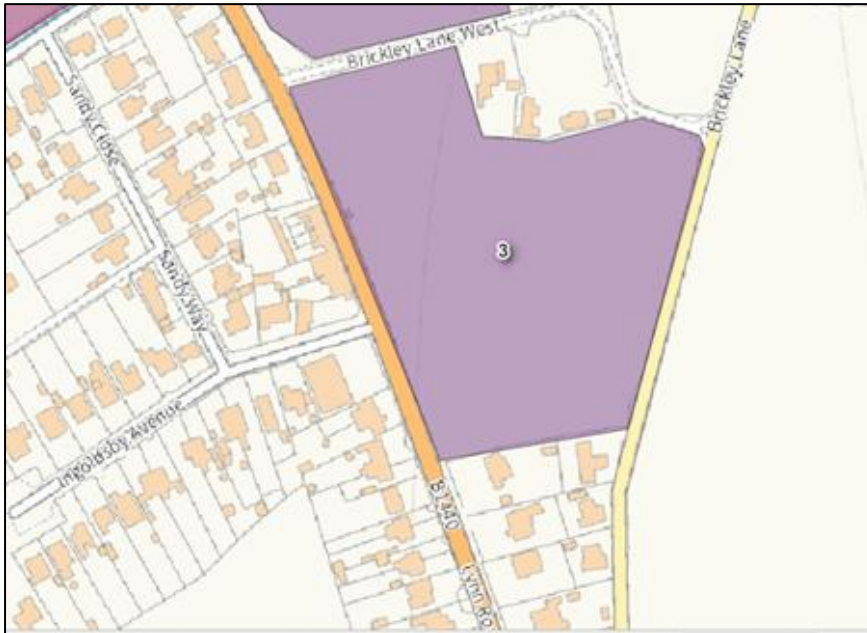
Site area: 2.38ha  
 Current use: Currently used as agricultural land.  
 Proposed use: Area for community use, approximately 25 new residential homes and amenity space.



**Site 3- Land to the south of Brickley Lane West**

Site area: 2.31ha  
 Current use: Currently used as agricultural land.  
 Proposed use: Proposed green space and approximately 30 new residential

homes. Discussions with the Parish Council and wider local community regarding the type of space that may be beneficial for the village would be welcomed by the applicant. This site was also put forward as H210 in the Borough Council of Kings Lynn and West Norfolk Call for Sites in 2016.



#### **Site 4- 41 Lynn Road**

Site area: 0.1ha

Current use: Previously developed land/brownfield site. Currently a car parts sales building and garage.

Proposed use: Small scale residential development. Around 5 to 6 dwellings consisting of 2 and 3 beds.



3. Which site would be your preferred choice for allocation in the neighbourhood plan? \*

**Please note you must rank all four sites for this answer to qualify.**

**(insert 1,2,3 and 4 in the relevant boxes provided to show the ranking you have given).**

Site 1- Land East of 53-57 Lynn Road, North of Brickley Lane	
Site 2- Land to the north of Sandy Lane	
Site 3- Land to the south of Brickley Lane West	
Site 4- 41 Lynn Road	

Can you please give reasons why you have ranked the sites in this order?

4. What features would you like to see on an allocated site?

<input type="checkbox"/>	Front gardens or back gardens
<input type="checkbox"/>	Hedgerow boundary treatment
<input type="checkbox"/>	Innovative building materials
<input type="checkbox"/>	New trees planted on site
<input type="checkbox"/>	Off road parking
<input type="checkbox"/>	Traditional building materials
<input type="checkbox"/>	Visitor parking

Please share other feature ideas you may have if any.

5. If public open space was an option on an allocated site in the plan, what ideas would you like to see come forward to support the community? e.g. play park, nature areas, multi-use games area etc.

**Get involved:**

- Stay in touch with for up-to-date information on the Ingoldisthorpe Parish Council website: <https://www.ingoldisthorpe.org/parish-council>
- Contact us via email: [clerk.ipc@gmail.com](mailto:clerk.ipc@gmail.com)
- *Preferred method of completion is online, please scan QR code or use the link below to begin:*



<https://www.smartsurvey.co.uk/s/G3YY2Y/>

**PLEASE PLACE COMPLETED HARD COPIES OF THE SURVEY IN THE DROP BOX OUTSIDE THE CHURCH HALL (BEHIND THE ENTRANCE WALL TO THE CAR PARK)**

**or return to the Parish Clerk at:**

**33 GOOSE GREEN ROAD, SNETTISHAM, PE31 7PW**

**NO LATER THAN 28 FEBRUARY 2025.**