

Ingoldisthorpe Neighbourhood Plan

Site Assessment

January 2025

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1. Background

Ingoldisthorpe Neighbourhood Plan Steering Group, on behalf of the Parish Council, put out a call for sites to consider land that could be available to allocate within the Neighbourhood Plan. This took place between September- October 2024.

What is a call for sites?

Local authorities have a duty to maintain an adequate and up-to-date supply of sites which are suitable for housing, employment and other types of development. The call for sites exercise is a consultation that authorities use to source new potential sites in their local development plans. Landowners, property developers and other interested parties can submit their sites to local authorities during the call for sites, which may help select future development sites in emerging plans. As well as sites being submitted in a borough wide Local Plan, Neighbourhood Plans being drawn together by a parish council might also issue a call for sites in the early stages of plan making to offer another opportunity for submission. There is no set rule on how long a call for sites consultation should take but other areas run this for 5-6 weeks.

Benefits of carrying out a site assessment¹

Neighbourhood plans can identify and allocate sites for new development including housing, employment, business use, leisure and other forms of development. Allocating sites is one of the most powerful, but also most controversial aspects of neighbourhood planning. Groups can expect challenge but there are many benefits, including bringing forward sustainable development to meet local needs, influencing the location, type and design of new development, providing new infrastructure and services for the benefit of the community and retaining more of the money collected from development to spend on local projects. Further details can be read on the Locality or other local authority websites.

Why do a call for sites?

For the Ingoldisthorpe Neighbourhood Plan doing a call for sites can be an informal opportunity for landowners and developers to propose sites within the parish for development. The initial consultation with the community in April 2024 suggested that nearly half of the respondents (63 people) supported making an allocation in the plan. So, there was around a 50:50 split on being for/against this idea. There was not strong consensus on location but there was consensus that future developments should be small scale, 2 or 3 beds and for local people. Since some of the community in the consultation were supportive of allocating it would be a good opportunity at this stage in the process to explore the idea further.

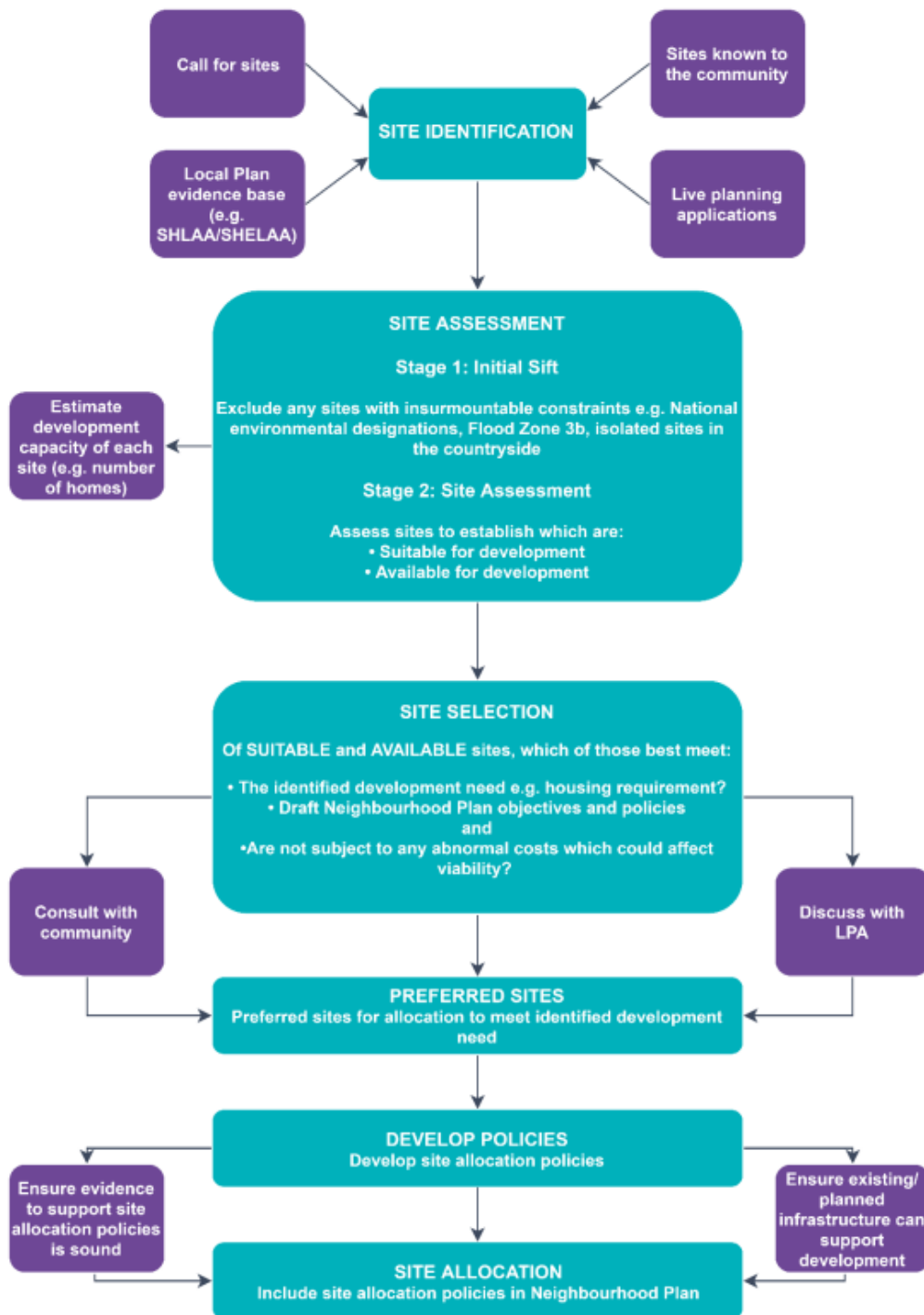
The call for sites exercise will not in itself decide whether a site would be supported or allocated for development by the Neighbourhood Plan, nor will it commit the proposer(s) to applying for planning consent. However, it will enable the parish council and steering group to better understand the needs and wishes of the electors within the

¹ [How to assess and allocate sites for development - Locality Neighbourhood Planning](#)

parish since further consultation will be had with the community after sites were put forward and site assessments were conducted to assess suitability, availability and deliverability. After this point a decision can be made if the community are still supportive of having an allocation in the plan when any potential locations have been identified.

Figure 1- Site Assessment Process (Source: Locality)

Site Assessment process



This report is a formal and independent assessment of these sites. Site selection and allocation is one of the more contentious aspects of planning. It is important that any selection process carried out is transparent and robust, with the same process applied to each available site.

The purpose is to determine whether potential sites would be appropriate to allocate or safeguard in the Neighbourhood Plan. The assessment itself does not allocate or safeguard sites, instead it is the responsibility of the steering group and Parish Council to decide, guided by this assessment and other relevant information, which site(s) to select for allocation or safeguarding, to best meet the objectives of the Neighbourhood Plan.

2. Methodology

The approach taken is based on the Government's National Planning Policy Framework (NPPF) and associated National Planning Practice Guidance (NPPG), which includes guidance on assessment of land availability and the production of Neighbourhood Plans. Consideration has also been given to how Borough Council of Kings Lynn and West Norfolk assess site suitability and the different constraints and the suitability of sites by investigating information to the various questions raised within the Locality site assessment guidance and template².

The following methodology has been followed:

1. **Identify sites to be included in the assessment:** Ingoldisthorpe undertook a call for sites in September-October 2024. This is following a call for sites which took place by Borough Council of Kings Lynn and West Norfolk in their Local Plan Review in 2016. These sites have also been included in this assessment where relevant.
2. **Sifting (Stage 1):** Some sites can be ruled out prior to any more detailed assessment. This will include sites with insurmountable constraints such as being more than 25m from the development boundary, not suitable for at least 5 dwellings, not next to an allocation or being a smaller village and hamlet³.
3. **Site Assessment (Stage 2):** the suitability of a site is influenced by national and local plan policy, physical constraints on the site, impacts of the development of the site, the market attractiveness of the sites proposed use and location and the impacts on amenity and environment of neighbouring areas. To determine the suitability of sites a 'red', 'amber', 'green' approach has been applied to assessing the constraints and impacts.

² [How to assess and allocate sites for development - Locality Neighbourhood Planning](#)

³ [Housing and Economic Land Availability Assessment and appendices \(HELAA\) | Housing and Economic Land Availability Assessment and appendices \(HELAA\) | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

RED	Impacts and constraints rule out the suitability of the site
AMBER	Impacts and constraints will not immediately rule out the site's suitability, however some mitigation will be required for the site to be suitable for development.
GREEN	represents no material constraint or impact.

The following constraints and impacts will be considered when assessing suitability:

Constraints

- a. Highway access
- b. Public Rights of Way/Sustainable Transport
- c. Sustainable access to local services and facilities
- d. Contamination
- e. Utilities Infrastructure
- f. Flood risk

Impacts

- g. Landscape
- h. Biodiversity and Natural Environment
- i. Historic environment
- j. Land of Community Value
- k. Compatibility with neighbouring uses
- l. Planning Policy

In addition, sites are considered in terms of whether they are 'available' for development and whether they are 'achievable'. Assessment proformas have been completed for each of the sites, with these informed through a combination of a site visit and desktop assessment.

3. Summary of Findings

The table below provide a summary of the RAG (Red, Amber, Green) ratings for each site which reached Stage 2 of the Site Assessment.

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

4. Identify Sites to be included in the assessment

Five potential sites were put forward in the Ingoldisthorpe Call for Sites 2024 to be made available to the public. These are listed in **Figure 2**.

Figure 2-Call for site options

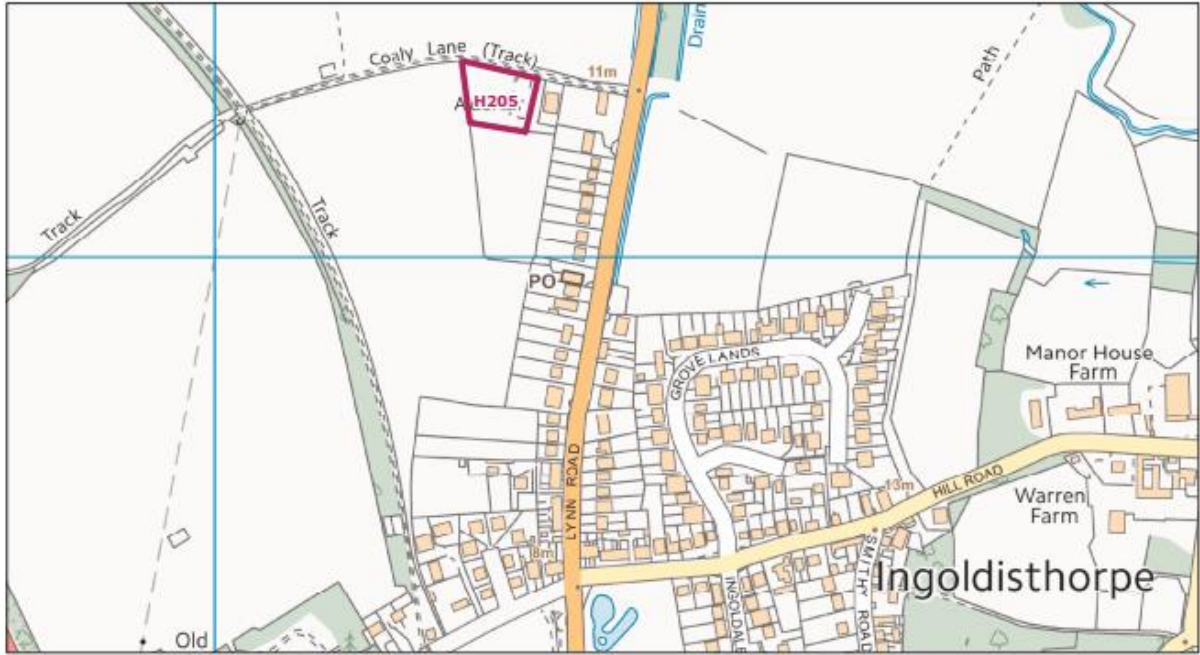
	Type	Name	Site
1	Landowner	Mr James Wilson	Land East of 53-57 Lynn Road, North of Brickley Lane
2	Developer- Pigeon Investment Management	Mrs Kimberley Kaddish	Land to the north of Sandy Lane
3	Developer- Pigeon Investment Management	Mrs Kimberley Kaddish	Land to the south of Brickley Lane West
4	Landowner	Miss Amanda Waterson	41 Lynn Road
5	Landowner	Mr Robert Kidman	Land South of 1 Lynn Road

As well as this the sites put forward in 2016 to the Borough Council of Kings Lynn and West Norfolk for the Local Plan Review were also considered in the assessment including the detail made available by the Local Authority in 2019. These included 5 sites (H205-H210):

Figure 3- Call for Sites in Borough Council of Kings Lynn and West Norfolk Local Plan Review

Site No	Site	Details	Summary Conclusions
H205	Coaly Lane	Density calculator said the site had capacity to obtain 44 dwellings.	The site was considered unsuitable and was promoted by the landowner. The HELAA concluded based on current evidence, the site was unsuitable due to access constraints identified by NCC Transport. This site had a planning application for storage containers 20/02098/F. This has now been built out.
H206	Coaly Lane	Density calculator said the site had capacity to obtain 21 dwellings.	The site was considered unsuitable and was promoted by the landowner. The HELAA concluded based on current evidence, the site was unsuitable due to access constraints.
H207	Land to the north of Grovelands	Density calculator said the site had capacity to obtain 36 dwellings.	The site was considered suitable and was promoted by the landowner.

Site No	Site	Details	Summary Conclusions
H208	Land east of 53-57 Lynn Road/North of Brickley Lane West	Density calculator said the site had capacity to obtain 17 dwellings.	The site was considered suitable and was promoted by the landowner.
H209	Land east of No 151-161 Lynn Rd	Density calculator said the site had capacity to obtain 14 dwellings.	The site was considered suitable and was promoted by Pigeon Investment Management on behalf of the landowner
H210	Land at Brickley Lane	Density calculator said the site had capacity to obtain 39 dwellings.	The site was considered suitable and was promoted by Pigeon Investment Management on behalf of the landowner.



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West Norfolk

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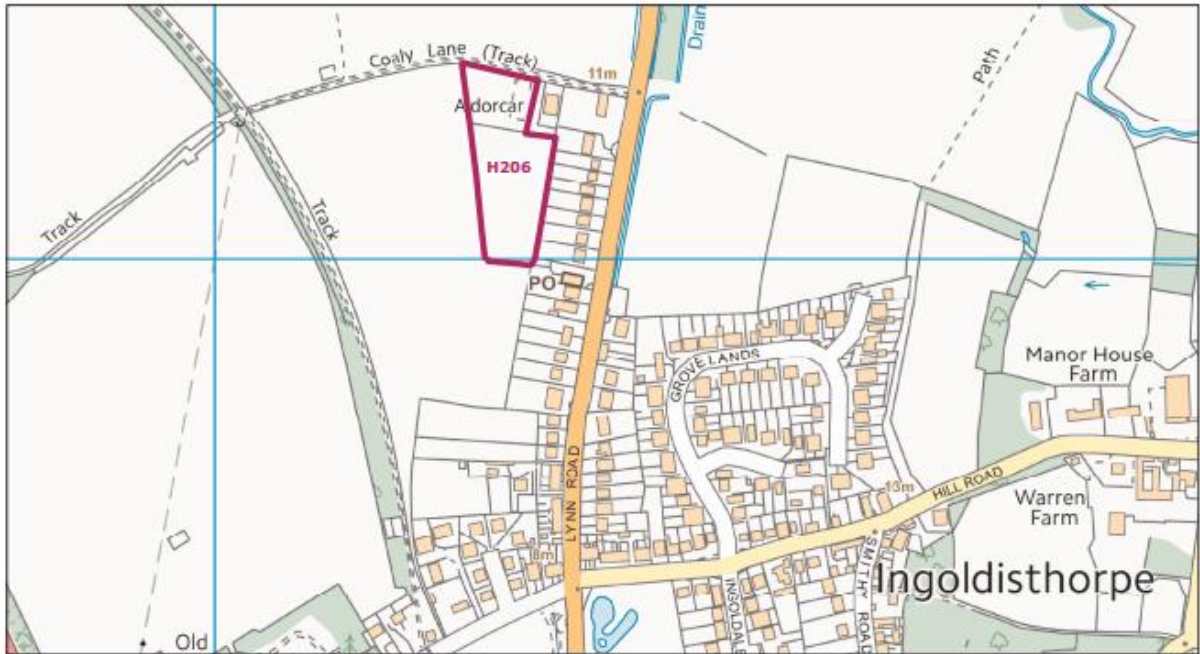
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Ordnance Survey 100024314

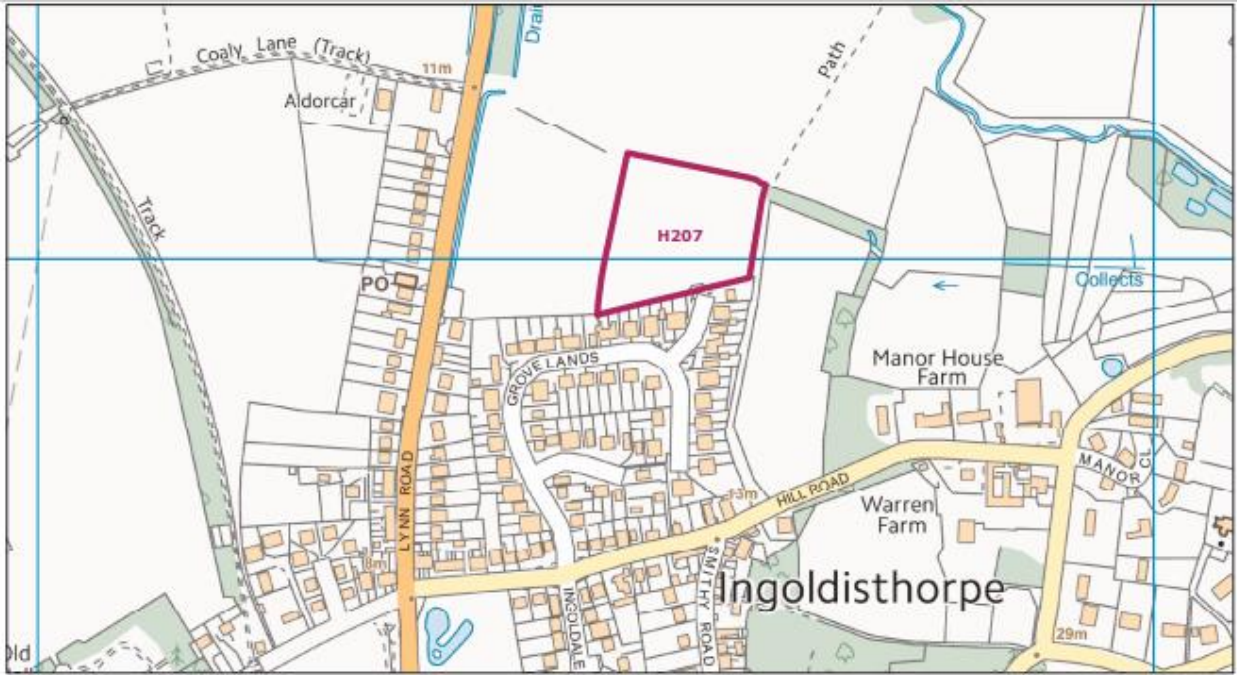
**Ingoldisthorpe
HELAA Site: H205**

N

1:4,000
08/12/2017

420





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**Ingoldisthorpe
HELAA Site: H207**



**1:4,000
08/12/2017**

422



Borough Council of



N



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West Norfolk

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Ingoldisthorpe
HELAA Site: H209

N

1:4,000
08/12/2017

424



5. Stage 1 - Initial Sifting

Giving consideration to the sifting process Nationally, Locally (Borough Council of Kings Lynn and West Norfolk) and advice from Locality no sites put forward have been excluded at Stage 1 in this assessment.

6. Stage 2- Site Assessment

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



Background information

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 semi-detached homes on the outline plan but this is indicative at this stage of a possible layout. This site was also put forward as H208 in the Borough Council of Kings Lynn and West Norfolk call for sites 2016.

Constraint	Comments	RAG
	<ul style="list-style-type: none"> • Open space/recreation facilities <400m (G) • Smithdon Secondary School >5400m (R) • Kings Lynn Train station >10100m+ (R) <p>The area has been marked green due to 4 core service are within 400m.</p>	
Overall ranking accessibility	<p>Services including local shop, bus/tram stop, train station, primary school, open space/recreation facilities, cycle route will score green if less than <400m from the site (5 min walk), amber if between 400-800m (10 min walk) and red if >1200m (20+ min walk). For secondary schools the distance is slightly different <1600m (green), 1600m-3900m (amber) and >3900m (red).</p> <p>Overall ranking will be followed as below which is a consensus used in other areas:</p> <ul style="list-style-type: none"> • Green 4+ core services within above threshold (<400m) • Amber 1 to 3 core services (400-800m) • Red 0 core services 	
Contamination	Unlikely to be an issue. Site is greenfield.	
Utilities Infrastructure	It is not known for the site to have any utilities infrastructure crossing the site such as powerlines, pipelines, or being in close proximity to hazardous installations.	
Flood risk	<p>Looking at the flood risk data provided by the Environment Agency the whole of the site falls within Flood Zone 1 (Rivers and Sea). This indicates there is a low risk of flooding with less than 1% chance each year from this water source ⁵.</p> <p>Regarding surface water flooding risk, a proportion of the site to the northwest and south has a low to medium flood risk (1 in 100 years to 1 in 1000 years). There is a lower risk of flood risk to the centre and east of the site according to the Environment Agency website.</p>	
Landscape	In terms of landscape the site itself has few valued features which would make it a low risk for sensitivity in this regard. The site is self-contained and enclosed with no long or wide standing views from Lynn Road. However, if one goes along Brickley	

⁵ See flood risk on a map - Check your long term flood risk - GOV.UK (check-long-term-flood-risk.service.gov.uk)

Constraint	Comments	RAG
	<p>Lane the site allows for medium views of a rural character as the topography elevates. This could cause a high risk for visual amenity because the site is visually open and has a high intervisibility with the surrounding rural landscape.</p> <p>If development took place trees and hedgerows should be retained where possible on site and along the existing boundary to retain its existing character.</p>	
Biodiversity and Natural Environment	There are no statutory or non-statutory environment designations present or adjacent to the site. There are no priority habitats or known significant or protected trees on site. However, there is deciduous woodland (priority habitat) adjacent to part of the site to the north. Any hedgerows or trees should be protected if development came forward near this boundary. There is considered to be limited biodiversity value to the site currently and an opportunity for enhancement.	
Historic environment	The nearest listed building to the site is Ingoldisthorpe Hall also known as Mount Amelia (Grade II*) which is 600m away. The asset or its surrounding area cannot be seen from the site. There are no other statutory historic designations in close proximity or present on the site such as a conservation area, scheduled monuments or registered park and gardens. There are also no non designated heritage assets close to the site known either. So, it is considered there would be limited impact or significant harm from development regarding the historic environment/heritage.	
Land of community Value	Development of the site would not result in any loss of public open space or land which holds social, amenity or community value.	
Compatibility with neighbouring uses	There are a number of residential dwellings sitting in a linear manner west of the site. To the north of the site is a residential dwelling and to the east and south is arable fields.	
Planning Policy Constraints	<p>The site is not within the green belt. The site has not been allocated for a particular use in the adopted or emerging local plan.</p> <p>The site is greenfield land and is adjacent to the existing built-up area and development boundary for Ingoldisthorpe. It is considered to be within a rural village according to Borough Council of Kings Lynn</p>	

Constraint	Comments	RAG
	<p>and West Norfolk Settlement Hierarchy. The site is well connected to the existing area.</p> <p>The development would not merge with neighbouring settlements if built out. If the whole site was built out it would not necessarily change the character of the existing settlement due to its size.</p>	
Overall rating		

Availability

The landowner has indicated the site is available for development.

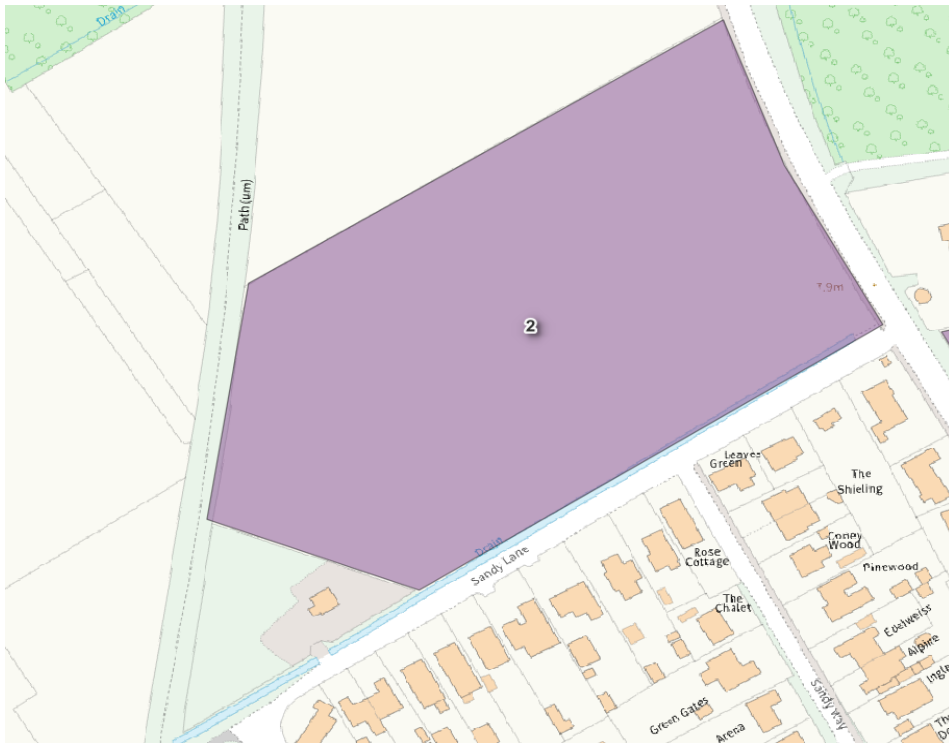
Achievability

On current evidence the site is suitable if it can overcome current concerns with appropriate mitigation or solutions.

Conclusions

The site is considered suitable for allocation if it can overcome current concerns with appropriate mitigation. The site was also considered suitable in the Borough Council of Kings Lynn and West Norfolk HELAA call for sites 2016.

Site 2: Land to the north of Sandy Lane, Ingoldisthorpe



Background information

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.



Constraint	Comments	RAG
Highway access	According to the landowner there is existing agricultural access off Sandy Lane. However, access would need to be improved to allow for proposed scheme. The land is flat with a dyke to the south of the site along the private trackway which is Sandy Lane. Access would most likely need to come from Lynn Road. Visibility would be considered ok from exiting the site since there are no visibility restrictions along the boundary. The road is wide.	
Public Rights of Way/Sustainable Transport	Lynn road is 30mph where the site is located. There is a public footpath adjacent to the east of the site but no public rights of way currently crossing the site itself. There is a public rights of way adjacent to the site which has been recently refurbished to be more accessible to users for walking and cycling purposes.	
Sustainable access to local services	<p>Distance from different services:</p> <ul style="list-style-type: none"> • Local shop (SPAR Dersingham) <1000m (A) • Bus stop (Lynn Road Opposite Pond-Services <300m (G) • Cycle route On Road and Off-Road along Queen Elizabeth Way <100m (G) • Community facility <300m (G) • Medical facilities (e.g. dentist or doctors in Dersingham) >1800m (R) • Ingoldsthorpe primary school <800m (A) • Open space/recreation facilities <300m (G) • Smithdon Secondary School >5300m (R) • Kings Lynn Train station >10200m+ (R) <p>The area has been marked green due to 4 core service are within 400m.</p>	
Overall ranking accessibility	<p>Services including local shop, bus/tram stop, train station, primary school, open space/recreation facilities, cycle route will score green if less than <400m from the site (5 min walk), amber if between 400-800m (10 min walk) and red if >1200m (20+ min walk). For secondary schools the distance is slightly different <1600m (green), 1600m-3900m (amber) and >3900m (red).</p> <p>Overall ranking will be followed as below which is a consensus used in other areas:</p>	

Constraint	Comments	RAG
	<ul style="list-style-type: none"> • Green 4+ core services within above threshold (<400m) • Amber 1 to 3 core services (400-800m) • Red 0 core services 	
Contamination	Unlikely to be an issue. Site is greenfield.	
Utilities Infrastructure	It is not known for the site to have any utilities infrastructure crossing the site such as powerlines, pipelines, or being in close proximity to hazardous installations.	
Flood risk	<p>Looking at the flood risk data provided by the Environment Agency the whole of the site falls within Flood Zone 1 (Rivers and Sea). This indicates there is a low risk of flooding with less than 1% chance each year from this water source ⁶.</p> <p>Regarding surface water flooding risk, a large proportion of the site to west has a high risk (1 in 30 years). However, according to the applicant this is where they would propose some amenity space. Nevertheless, surface water flood risk still will be present on the area proposing residential. There is a low risk of flood risk to the north and east of the site according to the Environment Agency website.</p>	
Landscape	In terms of landscape the site itself has few valued features which would make it a low risk for sensitivity in this regard. However, it is considered to be of a high risk for visual amenity because the site is visually open and has a high intervisibility with the surrounding rural landscape offering medium spread views particularly from Lynn Road looking west.	
Biodiversity and Natural Environment	There are no statutory or non-statutory environment designations present or adjacent to the site. There are no priority habitats or known significant or protected trees on site. There is limited biodiversity value to the site currently and an opportunity for enhancement.	
Historic environment	The nearest listed building to the site is Ingoldsthorpe Hall also known as Mount Amelia (Grade II*) which is 600m away. The asset or its surrounding area cannot be seen from the site. There are no other statutory historic designations in close proximity or present on the site such as a	

⁶ See flood risk on a map - Check your long term flood risk - GOV.UK (check-long-term-flood-risk.service.gov.uk)

Constraint	Comments	RAG
	conservation area, scheduled monuments or registered park and gardens. There are also no non designated heritage assets close to the site known either. So, it is considered there would be limited impact or significant harm from development regarding the historic environment/heritage.	
Land of community Value	Development of the site would not result in any loss of public open space or land which holds social, amenity or community value.	
Compatibility with neighbouring uses	There are a number of residential dwellings sitting in a linear manner south of the site. To the west is a public right of way and beyond greenfield land used for grazing, to the north is greenfield used for horses and the east boundaries Lynn Road and low dense housing.	
Planning Policy Constraints	<p>The site is not within the green belt. The site has not been allocated for a particular use in the adopted or emerging local plan.</p> <p>The site is greenfield land and is adjacent to the existing built-up area and development boundary for Ingoldisthorpe. It is considered to be within a rural village according to Borough Council of Kings Lynn and West Norfolk Settlement Hierarchy. The site is well connected to the existing area.</p> <p>The development would not merge with neighbouring settlements if built out. If the whole site was built out it may change the character of the existing settlement due to its size. The design and setting of the scheme would need to take consideration of the current linear pattern.</p>	
Overall rating		

Availability

The landowner has indicated the site is available for development.

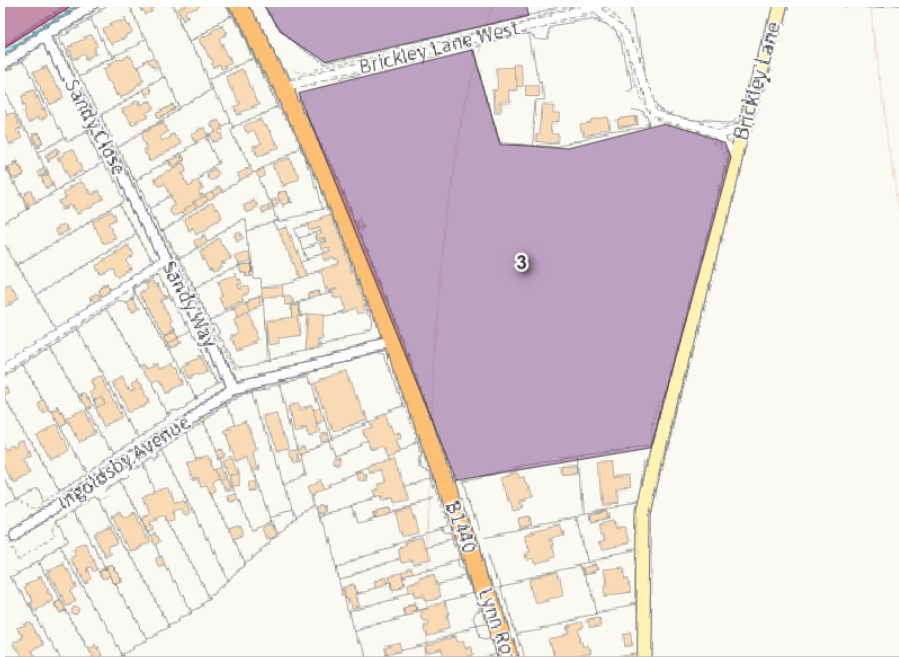
Achievability

On current evidence the site is suitable if it can overcome current concerns with appropriate mitigation or solutions.

Conclusion

The site is considered suitable for allocation if it can overcome current concerns with appropriate mitigation.

Site 3: Land to the south of Brickley Lane West, Ingoldisthorpe



Background information

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 top of the village would be welcomed. This site was also put forward as H210 in the Borough Council of Kings Lynn and West Norfolk call for sites 2016.



Constraint	Comments	RAG
Highway access	Existing agricultural access to the site would need to major highway improvements to allow for the proposed scheme. Access would likely need to go along Lynn Road due to Brickley Lane is narrow and unsuitable for larger vehicles or more than one car. Visibility would be considered ok from exiting the site since there are no visibility restrictions.	Yellow
Public Rights of Way/Sustainable Transport	Lynn road is 30mph where the site is located. There is a public footpath on the opposite side of the road to the site but no public rights of way currently crossing the site itself.	Green
Sustainable access to local services	<p>Distance from different services:</p> <ul style="list-style-type: none"> • Local shop (SPAR Dersingham) <500m (A) • Bus stop (Lynn Road- Services <100m (G) • Cycle route On Road and Off-Road along Queen Elizabeth Way <300m (G) • Community facility <400m (G) • Medical facilities (e.g. dentist or doctors in Dersingham) >1300m (R) • Ingoldisthorpe primary school <800m (A) • Open space/recreation facilities <500m (A) • Smithdon Secondary School >5700m (R) • Kings Lynn Train station >9800m+ (R) <p>The area has been marked amber due to 6 core service are within 800m.</p>	Yellow
Overall ranking accessibility	<p>Services including local shop, bus/tram stop, train station, primary school, open space/recreation facilities, cycle route will score green if less than <400m from the site (5 min walk), amber if between 400-800m (10 min walk) and red if >1200m (20+ min walk). For secondary schools the distance is slightly different <1600m (green), 1600m-3900m (amber) and >3900m (red).</p> <p>Overall ranking will be followed as below which is a consensus used in other areas:</p> <ul style="list-style-type: none"> • Green 4+ core services within above threshold (<400m) • Amber 1 to 3 core services (400-800m) • Red 0 core services 	White
Contamination	Unlikely to be an issue. Site is greenfield.	Green
Utilities Infrastructure	The site has power lines and cables crossing through from the west to the east. Design and	Yellow

Constraint	Comments	RAG
	<p>setting of any scheme would need to keep this in mind. It is not known for the site to have any other utilities infrastructure crossing the site or being in close proximity to hazardous installations.</p>	
Flood risk	<p>Looking at the flood risk data provided by the Environment Agency the whole of the site falls within Flood Zone 1 (Rivers and Sea). This indicates there is a low risk of flooding with less than 1% chance each year from this water source ⁷.</p> <p>Regarding surface water flooding for the majority of the site there is no/ low extent of surface water flood risk according to the Environment Agency website. However, there are particular sections to the northwest which are at higher risk.</p>	
Landscape	<p>In terms of landscape the site itself has few valued features which would make it a low risk for sensitivity in this regard. However, it is considered to be of a high risk for visual amenity because the site is visually open and has a high intervisibility with the surrounding landscape offering medium spread views particularly from Lynn Road looking east. The field has an elevating topography allowing people to look up towards the hill.</p> <p>For this reason, development could have an adverse impact on any recognised views including ones put forward by the community in the survey to protect in the plan.</p>	
Biodiversity and Natural Environment	<p>There are no statutory or non-statutory environment designations present or adjacent to the site. There are no priority habitats or known significant or protected trees on site. There is limited biodiversity value to the site currently and an opportunity for enhancement.</p>	
Historic environment	<p>The nearest listed building to the site is Ingoldisthorpe Hall also known as Mount Amelia (Grade II*) which is 600m away. The asset or its surrounding area cannot be seen from the site. There are no other statutory historic designations in close proximity or present on the site such as a conservation area, scheduled monuments or registered park and gardens. There are also no non</p>	

⁷ See flood risk on a map - Check your long term flood risk - GOV.UK (check-long-term-flood-risk.service.gov.uk)

Constraint	Comments	RAG
	designated heritage assets close to the site known either. So, it is considered there would be limited impact or significant harm from development regarding the historic environment/heritage.	
Land of community Value	Development of the site would not result in any loss of public open space or land which holds social, amenity or community value.	
Compatibility with neighbouring uses	There are a number of residential dwellings sitting in a linear manner west, south and north of the site. To the east boundaries open fields.	
Planning Policy Constraints	<p>The site is not within the green belt. The site has not been allocated for a particular use in the adopted or emerging local plan.</p> <p>The site is greenfield land and is adjacent to the existing built-up area and development boundary for Ingoldisthorpe. It is considered to be within a rural village according to Borough Council of Kings Lynn and West Norfolk Settlement Hierarchy. The site is well connected to the existing area.</p> <p>The development would not merge with neighbouring settlements if built out. If the whole site was built out it may change the character of the existing settlement due to its size. The design and setting of the scheme would need to take consideration of the current linear pattern.</p>	
Overall rating		

Availability

The landowner has indicated the site is available for development.

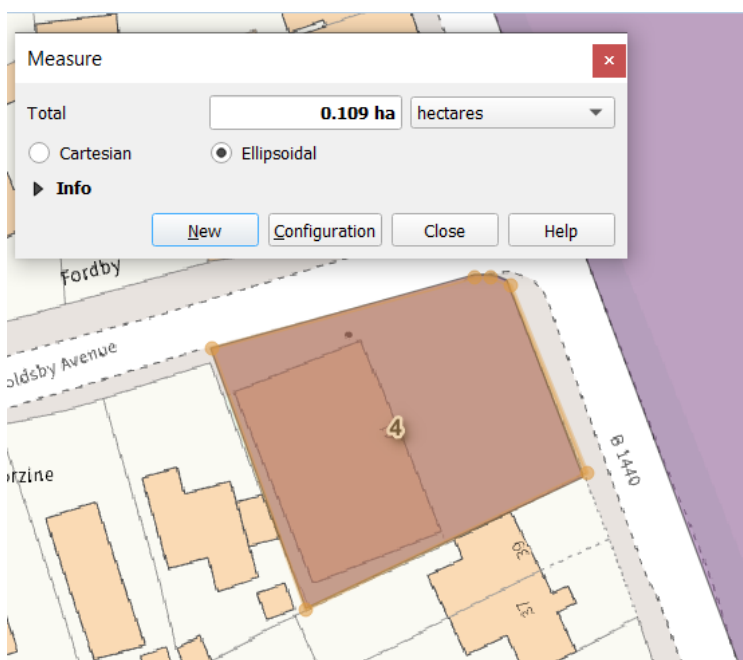
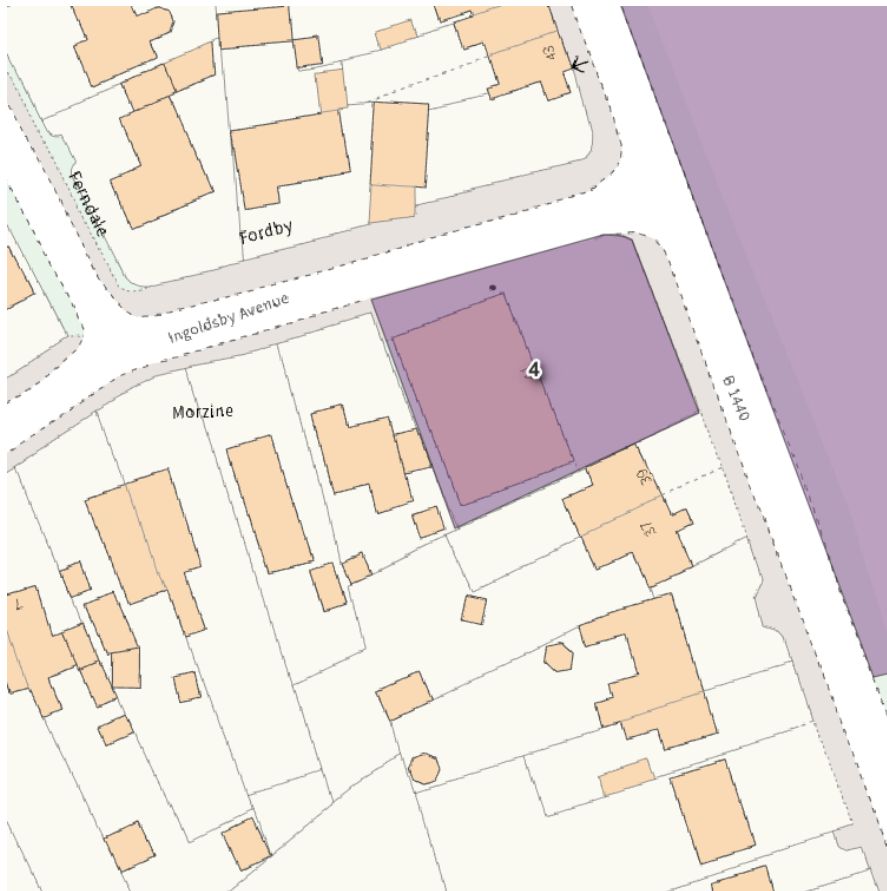
Achievability

On current evidence the site is suitable if it can overcome current concerns with appropriate mitigation or solutions.

Conclusion

The site is considered suitable for allocation if it can overcome current concerns with appropriate mitigation. The site was also considered suitable in the Borough Council of Kings Lynn and West Norfolk HELAA call for sites 2016.

Site 4: 41 Lynn Road, Land West of Lynn Road and South of Ingoldsby Avenue



Background information

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.

Constraint	Comments	RAG
Highway access	There is existing access to the site along Ingoldsby Avenue and a dropped kerb. Access improvements may be required. Visibility would be considered ok from exiting the site since there are no visibility restrictions.	
Public Rights of Way/Sustainable Transport	Lynn road is 30mph where the site is located. There is a public footpath adjacent to the site but no public rights of way currently crossing the site itself.	
Sustainable access to local services	<p>Distance from different services:</p> <ul style="list-style-type: none"> • Local shop (SPAR Dersingham) <500m (A) • Bus stop (Lynn Road- Services <50m (G) • Cycle route On Road and Off-Road along Queen Elizabeth Way <300m (G) • Community facility <500m (A) • Medical facilities (e.g. dentist or doctors in Dersingham) >1300m (R) • Ingoldisthorpe primary school <800m (A) • Open space/recreation facilities <500m (A) • Smithdon Secondary School >5700m (R) • Kings Lynn Train station >9800m+ (R) <p>The area has been marked amber due to 6 core service are within 800m.</p>	
Overall ranking accessibility	<p>Services including local shop, bus/tram stop, train station, primary school, open space/recreation facilities, cycle route will score green if less than <400m from the site (5 min walk), amber if between 400-800m (10 min walk) and red if >1200m (20+ min walk). For secondary schools the distance is slightly different <1600m (green), 1600m-3900m (amber) and >3900m (red).</p> <p>Overall ranking will be followed as below which is a consensus used in other areas:</p> <ul style="list-style-type: none"> • Green 4+ core services within above threshold (<400m) • Amber 1 to 3 core services (400-800m) • Red 0 core services 	

Constraint	Comments	RAG
Contamination	Landowner has not reported anything known. However, contamination could be present due to the previous use on site. An assessment if development comes forward should be undertaken.	Yellow
Utilities Infrastructure	It is not known for the site to have any utilities infrastructure crossing the site such as powerlines, pipelines, or being in close proximity to hazardous installations.	Green
Flood risk	Looking at the flood risk data provided by the Environment Agency the whole of the site falls within Flood Zone 1 (Rivers and Sea). This indicates there is a low risk of flooding with less than 1% chance each year from this water source ⁸ . Regarding surface water flooding there is no/ low extent of surface water flood risk on the site according to the Environment Agency website.	Green
Landscape	In terms of landscape the site itself has few valued features which would make it a low risk for sensitivity in this regard. The area is an unused brownfield site amongst linear residential dwellings. There is an opportunity to enhance the current landscape.	Green
Biodiversity and Natural Environment	There are no statutory or non-statutory environment designations present or adjacent to the site. There are no priority habitats or known significant or protected trees on site. There is limited biodiversity value to the site currently and an opportunity for enhancement.	Green
Historic environment	The nearest listed building to the site is Ingoldisthorpe Hall also known as Mount Amelia (Grade II*) which is 600m away. The asset or its surrounding area cannot be seen from the site. There are no other statutory historic designations in close proximity or present on the site such as a conservation area, scheduled monuments or registered park and gardens. There are also no non designated heritage assets close to the site known either. So, it is considered there would be limited impact or significant harm from development regarding the historic environment/heritage.	Green

⁸ See flood risk on a map - Check your long term flood risk - GOV.UK (check-long-term-flood-risk.service.gov.uk)

Constraint	Comments	RAG
Land of community Value	Development of the site would not result in any loss of public open space or land which holds social, amenity or community value.	
Compatibility with neighbouring uses	There are a number of residential dwellings sitting in a linear manner north, west and south of the site. To the east boundaries Lynn Road and open fields. If this site was built out it would be more compatible with neighbouring uses than its current state.	
Planning Policy Constraints	<p>The site is not within the green belt. The site has not been allocated for a particular use in the adopted or emerging local plan.</p> <p>The site is brownfield land and is within the existing built-up area and development boundary for Ingoldisthorpe. It is considered to be within a rural village according to Borough Council of Kings Lynn and West Norfolk Settlement Hierarchy. The site is well connected to the existing area.</p> <p>The development would not merge with neighbouring settlements if built out. If the whole site was built out it would not necessarily change the character of the existing settlement due to its size.</p>	
Overall rating		

Availability

The landowner has indicated the site is available for development.

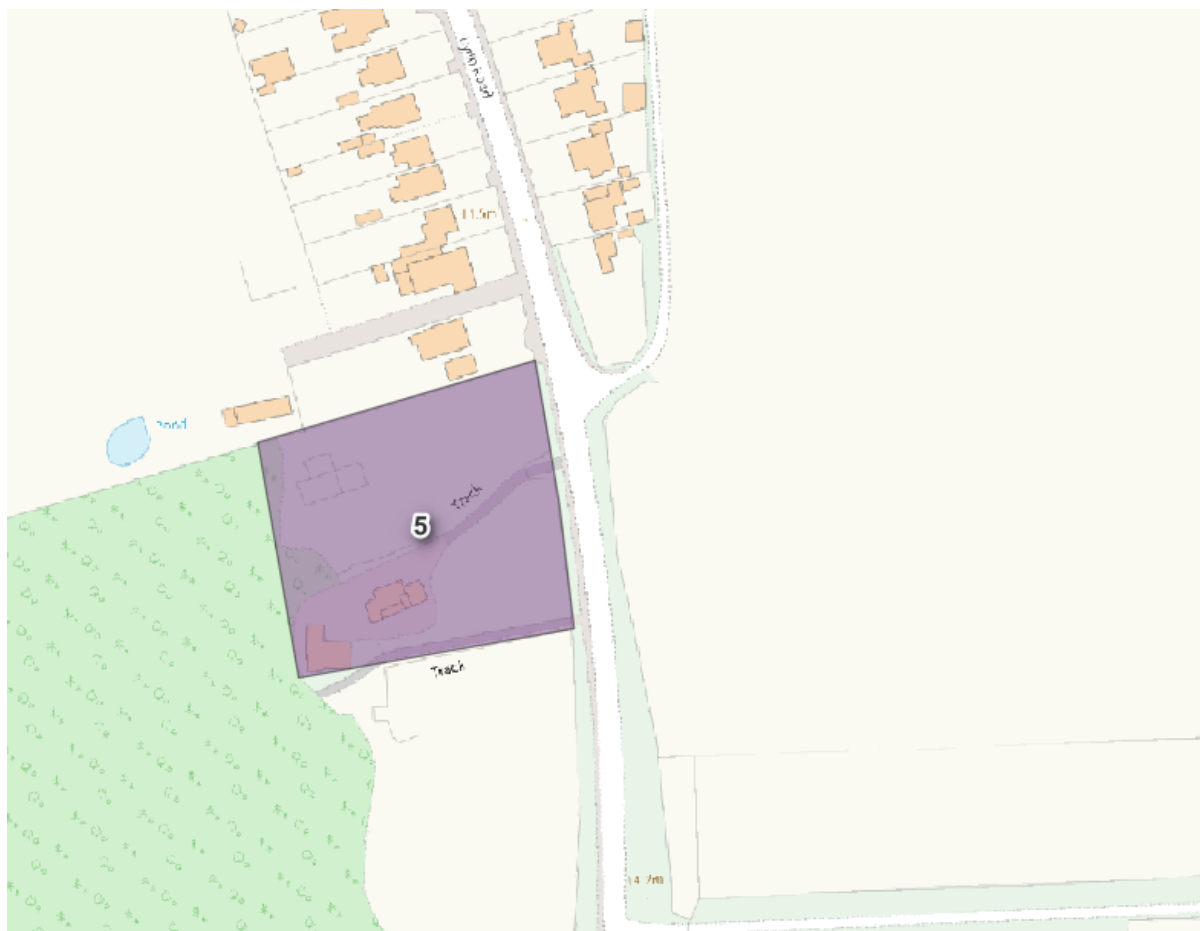
Achievability

On current evidence the site is considered suitable with minor mitigation improvements.

Conclusion

The site is considered suitable for allocation if it can overcome current concerns with appropriate mitigation.

Site 5: Land South of 1 Lynn Road, Ingoldisthorpe



Background information

Site area: 0.64ha


Current use: Currently unused land with some previously developed including a concrete base and shed present.

Proposed use: Affordable homes for first time buyers or bungalows for senior citizens. Potentially up to 15 dwellings.

Constraint	Comments	RAG
Highway access	Landowner has confirmed there is existing access to the site and a dropped kerb. Access improvements may be required. Visibility would be considered ok from exiting the site.	Green
Public Rights of Way/Sustainable Transport	Lynn road is 30mph where the site is located. There is a public footpath adjacent to the site but no public rights of way currently crossing the site itself.	Green
Sustainable access to local services	Distance from different services: <ul style="list-style-type: none"> Local shop (SPAR Dersingham) <400m (G) Bus stop (Lynn Road- Services <200m (G) 	Yellow

Constraint	Comments	RAG
	<ul style="list-style-type: none"> • Cycle route On Road and Off-Road along Queen Elizabeth Way <500m (A) • Community facility <600m (A) • Medical facilities (e.g. dentist or doctors in Dersingham) 1200m (A/R) • Ingoldsthorpe primary school <800m (A) • Open space/recreation facilities <600m (A) • Smithdon Secondary School >5800m (R) • Kings Lynn Train station >9700m+ (R) <p>The area has been marked amber due to 7 core service are within 800m.</p>	
Overall ranking accessibility	<p>Services including local shop, bus/tram stop, train station, primary school, open space/recreation facilities, cycle route will score green if less than <400m from the site (5 min walk), amber if between 400-800m (10 min walk) and red if >1200m (20+ min walk). For secondary schools the distance is slightly different <1600m (green), 1600m-3900m (amber) and >3900m (red).</p> <p>Overall ranking will be followed as below which is a consensus used in other areas:</p> <ul style="list-style-type: none"> • Green 4+ core services within above threshold (<400m) • Amber 1 to 3 core services (400-800m) • Red 0 core services 	
Contamination	Unlikely to be an issue. Landowner has not reported anything known.	
Utilities Infrastructure	It is not known for the site to have any utilities infrastructure crossing the site such as powerlines, pipelines, or being in close proximity to hazardous installations.	
Flood risk	<p>Looking at the flood risk data provided by the Environment Agency the whole of the site falls within Flood Zone 1 (Rivers and Sea). This indicates there is a low risk of flooding with less than 1% chance each year from this water source ⁹.</p> <p>Regarding surface water flooding there is no/ low extent of surface water flood risk on the site according to the Environment Agency website.</p>	

⁹ See flood risk on a map - Check your long term flood risk - GOV.UK (check-long-term-flood-risk.service.gov.uk)

Constraint	Comments	RAG
Landscape	<p>In terms of landscape the site itself has a number of valued features which would make it a high risk for sensitivity in this regard this includes priority habitats. To the west of this site part of this landscape falls within a county wildlife site called Ingoldisthorpe Common. The site is open with some large trees present.</p>	
Biodiversity and Natural Environment	<p>There are no statutory environment designations present or adjacent to the site. Regarding priority habitats to the west of the site there is deciduous woodland present and the majority of the site except where there is previous development is lowland heathland. This would suggest that developing this site could lead to a detrimental effect to habitats which are prioritised under the Natural Environment and Rural Communities Act (2006) Section 41 as being habitats of principal importance in England and spatially mapped by Natural England¹⁰.</p>  <p>As well as this there is a Tree Preservation Order which covers this whole site as well as the rest of the county wildlife site.</p>	
Historic environment	<p>The nearest listed building to the site is Ingoldisthorpe Hall also known as Mount Amelia (Grade II*) which is 600m away. The asset or its surrounding area cannot be seen from the site. There are no other statutory historic designations in close proximity or present on the site such as a</p>	

¹⁰ [Magic Map Application \(defra.gov.uk\)](http://magic.defra.gov.uk)

Constraint	Comments	RAG
	conservation area, scheduled monuments or registered park and gardens. There are also no non designated heritage assets close to the site known either. So, it is considered there would be limited impact or significant harm from development regarding the historic environment/heritage.	
Land of community Value	Development of the site would not result in any loss of public open space or land which holds social, amenity or community value.	
Compatibility with neighbouring uses	There are a number of residential dwellings sitting in a linear manner north of the site. To the east boundaries Lynn Road and open fields and to the west and south is Ingoldisthorpe Common (woodland).	
Planning Policy Constraints	<p>The site is not within the green belt. The site has not been allocated for a particular use in the adopted or emerging local plan.</p> <p>The site is partly brownfield land and is adjacent to the existing built-up area and development boundary for Ingoldisthorpe. It is considered to be within a rural village according to Borough Council of Kings Lynn and West Norfolk Settlement Hierarchy. The site is well connected to the existing area.</p> <p>The development may risk merging Ingoldisthorpe and the neighbouring settlement Dersingham if built out. If the whole site was built out it would not necessarily change the character of the existing settlement due to its size.</p>	
Overall rating		

Availability

The landowner has indicated the site is available for development.

Achievability

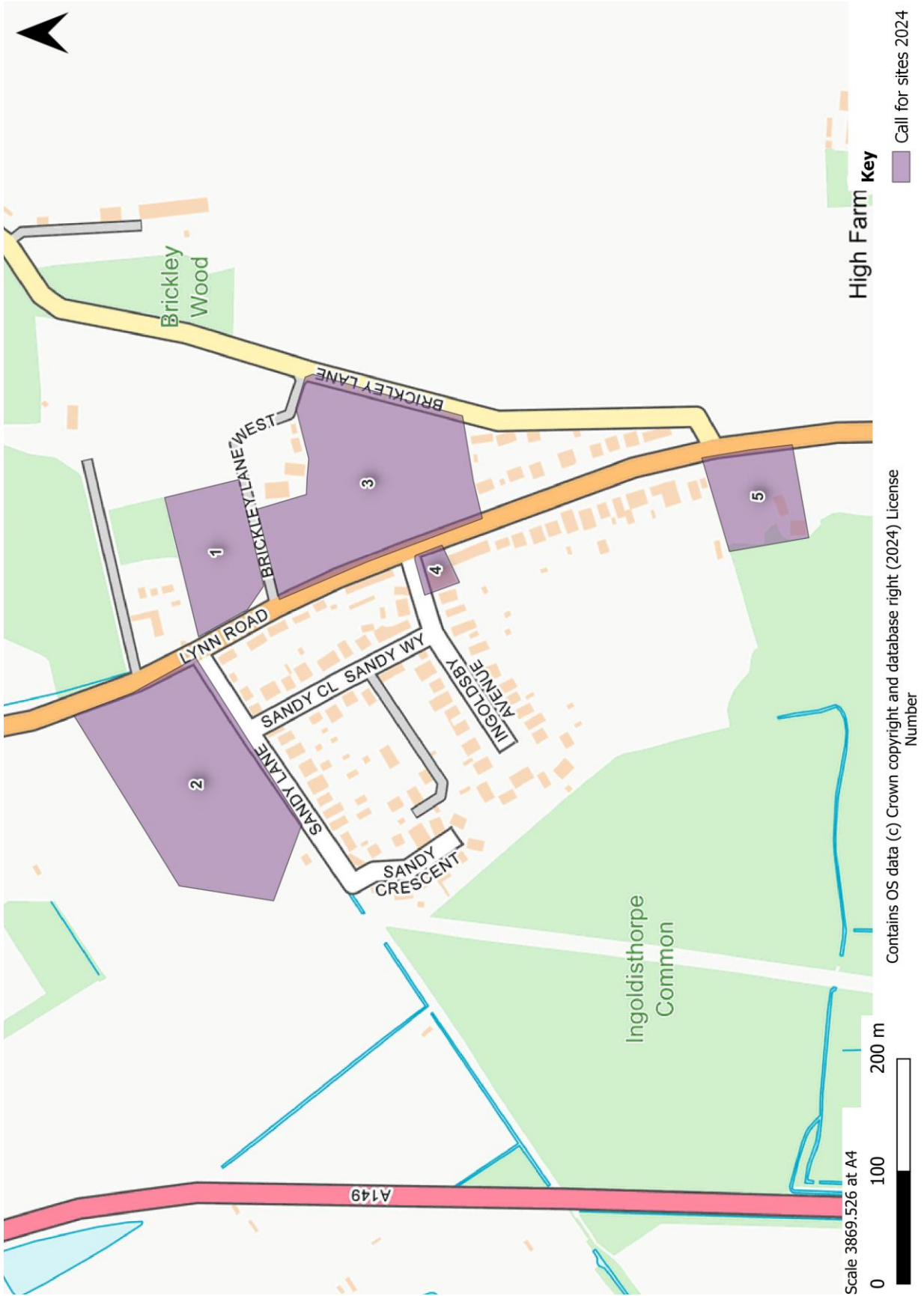
On current evidence the site is not suitable due to biodiversity/natural environment constraints.

Conclusion

The site is considered suitable not for allocation due to the planning constraints on site regarding the natural environment.

Appendix 1- Call for Sites Map





Scale 3869.526 at A4

0 100 200 m

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High Farm Key

Call for sites 2024