



**Contaminated Land  
Strategic Inspection Report**

**Saint Andrews Lane  
Roydon**

**Reference 022146**

**January 2026**

Environment and Planning  
Borough Council of King's Lynn and West Norfolk,  
King's Court,  
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# Executive Summary

The Borough Council of King's Lynn and West Norfolk has published a contaminated land inspection strategy which sets out how it proposes to fulfil its legal responsibilities for inspection under the contaminated land regime. The legal definition of Contaminated Land in Part 2A of the Environmental Protection Act 1990 (Part 2A) relates to unacceptable risks to human health and/or the wider environment. The contaminated land strategy details how sites are prioritised and the arrangements for strategic inspection. Strategic inspections identify where we may need to find out more about the land or where we don't need to take any more action.

A potential landfill site had been identified at St Andrews Lane, Roydon. Given the former site usage and the potential vulnerability of the surrounding area an initial assessment of the site has been undertaken to assess the potential for harm to property under Part 2A.

To gather information of the site's history a Preliminary Site Assessment has been carried out by the Environmental Quality Team. From the evidence gathered during the assessment of the site history and walkover, the following can be stated:

- The site was identified as a historic landfill.
- The site has since been capped with soil is now used for growing agricultural crops.
- Information from the Environment Agency website identifies the site as a Historic Landfill for inert waste which was operational from 1972 to 1973. Site operator was Freebridge Lynn Rural District Council. No specific information was found about decommissioning/capping depths of the site other than that it was covered in topsoil for agricultural use.
- Some household waste materials were noted on the surface of the site in a site visit from 2013 potentially having been ploughed up. The site visit in 2025 noted occasional items of household waste at the surface on site in January with a follow up visit in November finding the site heavily vegetated and with a low till system implemented to reduce turnover.

As such the Potential Hazard and the Risk associated with the site has been reassessed. This reassessment returned a Potential Hazard Score of Moderate/Low and a Potential Risk Rating of Low. Based on the information gathered the site is not considered to represent a potential risk to property under Part 2A of the Environmental Protection Act 1990. If additional information is discovered then the site, or the management of site is altered create a new pathway the site should be reassessed.

## Strategic Assessment

The Borough Council of King's Lynn and West Norfolk has published a contaminated land inspection strategy which sets out how it proposes to fulfil its legal responsibilities for inspection under the contaminated land regime. The legal definition of Contaminated Land in Part 2A of the Environmental Protection Act 1990 (Part 2A) relates to unacceptable risks to human health and/or the wider environment. The contaminated land strategy details how sites are prioritised and the arrangements for strategic inspection.

Strategic inspections identify where we may need to find out more about the land or where we don't need to take any more action. This report is a summary report of the strategic inspection carried out following prioritisation of sites in 2013 and is updated based on current information about the site.

Location	The site's location is east of Roydon, west of Congham on the south of Saint Andrews Lane NGR 570255 323835. The closest postcode is PE32 1AW. The site is shown in Figure 1 in the appendices.
Previous Site Use	The site was a former landfill site for inert waste.
Present Site Use	The site is used for agricultural purposes with crops currently growing.
Prioritisation Score	In the map-based screening for priority sites the site was identified due to the historical use as a landfill and subsequent use for growing crops, (Risk to property).
Ownership	The site's owners have been consulted and this report will be made available for information.
Previous Investigation	A Preliminary Site Assessment was carried out in 2013 by the Borough Council, no other investigations are known to have taken place.
Geology	The OS Terrain 50 digital height dataset indicates that the site is at 20m above ordnance datum (maOD). No superficial geology is recorded. The bedrock is classified as Gault formation – mudstone sedimentary bedrock (BGS website).
Hydrogeology	The site is on land classified as an Unproductive aquifer. It is within a Source Protection Zone (Zone 3 – total catchment).
Hydrology	The nearest water features are ponds and drains with the nearest one approximately 225m north of the site. 2 abstractions are noted within 1km (832 & 865m), both north east of the site and used for agricultural spray irrigation.
BGS Borehole Records	<a href="http://bgs.ac.uk">GeoIndex - British Geological Survey (bgs.ac.uk)</a> No specific records were noted.
Local Authority Pollution Control	No LAPPC processes found within 500m of the site.
Environment Agency Data	The Environment Agency records the site as 'Congham' with site reference WD 669. The historical landfill data records a licensed issued on 01/01/1974 to Freebridge Lynn Rural District Council for the disposal of Inert wastes between 17/08/1972 - 31/08/1973. The license is not reported to have been officially surrendered but the site has been covered and is now used agriculturally.

Environment Agency Consultation	Not consulted
Planning History	<p>No planning applications exist for the site other than a historic planning application FL4319 which is relating to the use of the site as a landfill.</p> <p>The planning application '23/00894/F' exists for the area opposite the site on the other side of St Andrews Road relating to infill of the disused railway bridge.</p>
Norfolk County Council Records	Contact with Norfolk County Council's Closed landfill team indicated they have limited information on the Congham site, but have supplied the planning permission to tip given to Freebridge Lynn RDC in May 1971, and the Dept of Environment surveys undertaken in 1973 and 1974. It was noted to have been restored in Feb or March 1974, and ceased accepting waste in August 1973.
<p>Historical Maps (Norfolk Historical Map Explorer)</p> <p>(<a href="#">Norfolk Historic Map Explorer (arcgis.com)</a>)</p>	<p>Enclosure Map 1800 - 1850 – Not available</p> <p>Tithe map circa 1840 – The site is shown as being part of a field number as 46 and belonging to the Honourable F.G. Howard. A section of the field is defined as being slightly separate from the main body. This is potentially indicating a pit or field. A red line has been drawn around the area and part of the field it is not clear why.</p> <p>Ordnance Survey 1st Ed. 1879-1886 – The site is defined as being a pit or depression. The site is now shown as being adjacent to a railway line which crosses beneath St Andrews Lane. The railway line is shown as belonging to the Eastern and Midlands Railway. The red line which was shown on the Tithe map is now depicted as a dotted line which extends further away from the site to the east and west and is considered to represent a boundary line. The nearest buildings identified are All Saints Church and home Cloister approximately 35m southwest of the site.</p>
Historical Maps (BCKLWN)	<p>1843 – 1893: As described above.</p> <p>1891 – 1912: The site and surrounding area are as described above. With the exception that the railway is detailed as belonging to the midland and Great Northern Joint Railway.</p> <p>1904 – 1939: Not Available</p> <p>1919 – 1943: Not Available</p> <p>1945 – 1970: The site is no longer shown as being a pit. The railway line is shown as being dismantled. A series of houses have been built to the north of All Saints Church. No other changes are noted.</p> <p>1970 – 1996: Not Available</p>
<p>Aerial Photographs</p> <p>(1988 on <a href="#">Norfolk Historic Map Explorer (arcgis.com)</a>)</p>	1940. Aerial Photograph –The site is shown as a dark area against a light field. It is possible to make out that there are some trees on the site. No further details are visible. A railway track is noted to the east of the site.

<p><i>Others on Google Earth or BCKLWN ArcGis)</i></p>	<p>1988. Aerial Photograph – The site now forms part of the field and is covered with crops. A shadow in the crop is noted in the area of the site as well as a shadow along the course of the former railway line.</p> <p>1999. Aerial Photograph – The site is being used to grow crops which do not show any sign of vegetative stress. The course of the former railway line visible as slight difference is seen in the crops growing in the field, but no cutting is shown.</p> <p>2006-09. Aerial Photograph – As above the site is part of an agricultural field that has been harvested. No signs of any vegetative stress were noted.</p> <p>Recent Aerial Photograph – Crops are seen harvested no real signs of vegetative stress noted, the plant stubble visible looks to be uniform on and off the landfill site.</p>
<p>Site Walkover</p>	<p>A site visit was carried out by one of BCKLWN Environmental Quality Officers on 19/2/2013 and the following was noted.</p> <p>The site was part of an agricultural field used for the growing of crops. The site exhibited a slightly anomalous change of elevation which is consistent with an area having been used as landfill. Across the surface of the site some debris was noted. This consisted of partially buried anthropogenic materials such as glass, concrete, brick and plastic. These materials included items which would be considered to represent household waste such as plastic washing up bottles. From the labelling on the bottles they were considered to be from the 1970's.</p> <p>During the site visit the route of the former railway line was inspected adjacent to the landfill. The cutting appeared to have been backfilled to the depth of approximately 1.5m. Evidence of this was noted where the former railway line passed beneath St Andrews Lane. Here visible waste material was noted in the form of brick and concrete, tyres and plastic.</p> <p>The dismantled railway appears to have been backfilled on both sides of St Andrews Lane. The south side (where the original landfill was and the north which is now being used to graze horses.</p> <p>A follow up visit was made in January 2025 to confirm if any changes had occurred on site. There was patchy vegetative cover at this time of year on and off site. Several items were found at the surface, brick and ceramic fragments, a dolls head and household bleach bottle which pointed to items of household waste from the landfill being brought to the surface from the agricultural activity. The price of the Household bleach listed on the bottle (4 ½ p) gives an indication that it will have been sold between 1971-84 as halfpennies were only in use between these dates. Because of this the bottle is likely from the landfill, which was noted to be accepting wastes between 1972-73.</p>

	<p>The 2025 visit confirmed that no significant changes had occurred on site. Other than the infilling of the adjacent railway bridge.</p> <p>A further visit was made with the site owner on 07/11/2025.</p> <p>During the site visit the field was covered with vegetation and the soil was covered. No items were uncovered on this visit. The site owner informed us that a low till practice has now been implemented on site to reduce the disturbance to soil, especially at depth. Root crops such as potato, sugar beet that require more soil turnover are not planned to be grown on site. Both actions were due in part to the potential damage any uncovered material particularly brick and concrete, could do to farming machinery.</p>
Potential Hazard	<p>The site is a former landfill that was used for an approximately yearlong period from August 1972 to August 1973. The site is then indicated to have been covered with topsoil and returned to agricultural use. Material buried on site has therefore been present for over 50 years at the time of writing.</p> <p>From the evidence from site walkover it can be assumed that the litter seen on site surface is related to the historic landfilling, but looks to be inert materials, ceramic, brick and household plastics. The historic planning application indicates that it was used for household waste.</p> <p>Continued working of the land and deep ploughing could potentially unearth more waste which should be considered. This is compounded by the definition of 'Inert' wastes being different at the time of deposition to now. As it appears construction wastes may have been accepted on site. There is the potential that asbestos containing materials could have been present amongst the 'inert' wastes but no evidence for this has been encountered on site.</p> <p>The site is accessible from St Andrews Lane though a opening onto the field. A restricted byway is seen on the opposite side of the road to the landfill but no footpaths are located on or around the perimeter of the site</p> <p>Therefore the hazard is assumed to be Moderate/Low.</p>
Summary Conceptual Site Model and Assessment of Risk	<p><b>Human health</b></p> <p>Access to the site is possible through Saint Andrews lane due to gaps in vegetation at the boundary, but no formal path is visible. The site is an agricultural field. Deep ploughing and soil turnover could look to have unearthed buried materials historically. Although the materials are indicated to be inert household and construction wastes, it is possible asbestos containing materials and other contaminants could have been present, although none have been seen at the site surface. The soil that covered the waste on the landfill would create a barrier to contamination, this barrier seems to have been subject to turnover with items seen on the site surface.</p> <p>During the site visit it had been stated a low till practice has now been implemented on site to reduce the disturbance to soil, especially at depth. This should prevent any new material from the fill being brought to the surface as long as it continues to be implemented.</p> <p>If material is moved to the surface there could be opportunity for direct contact for agricultural workers primarily but also people who may come across the site. However with the inert nature of</p>

	<p>the wastes and low till practice now implemented this is more unlikely. Therefore the likelihood of the hazards affecting human health is considered to be UNLIKELY, and that the associated risk for human health would be Low.</p> <p><b>Property</b> There is a residential property 255m west of site. This is unlikely to be affected due to the limited source and distance of this receptor to the site. The site is currently used for growing crops. No vegetative stress has been noted on aerial photography or site visits. There does not look to be a substantial loss or diminution in yield as per the Environmental Protection Act 1990. Therefore, the likelihood of the hazards affecting property is UNLIKELY, and that the associated risk for property would be LOW</p> <p><b>Environment</b> The site is not a designated environmental receptor as set out in statutory guidance. The site 620m southwest Roydon common SSSI, RAMSAR. This is unlikely to be affected due to the limited source and distance of this receptor to the site The likelihood of hazards affecting the environment is UNLIKELY, and that the associated risk for environment would be Very Low.</p> <p><b>Ground/surface water</b> The site is not on land which is classified as a principal aquifer but is within a source protection zone (Zone 3 – total catchment). The waste deposited on site Therefore the likelihood of hazards affecting ground/surface water is considered to be LOW, and that the associated risk for water would be LOW.</p> <p>The site is on an unproductive aquifer, and the closest surface water feature is a 230m southwest Zone 1 of the SPZ is over 2.6km east and, contact by a vulnerable receptor is considered to be limited and any remaining material on site has been present for over 50 years. Therefore the overall risk is Low.</p>
<p>Conclusions &amp; Recommendations</p>	<p>The source of contamination on site is limited. Waste was deposited on the site for short time over 50 years ago and appears to be predominantly plastics, wood and rubble. Hazardous wastes have not been noted on site visits. The overall risk assessed to be low. The site owner has adapted practices to limit disturbance and contact with waste materials. The Borough Council considers that based on information available at the time of this strategic inspection, no significant source of contamination was indicated and no relevant contaminant linkage has been established. On the basis of this assessment the land is unlikely to be considered to be Contaminated Land as defined in Part 2A EPA 1990 and the site will not be prioritised for detailed inspection.</p> <p>This assessment is based on the site's current use and is valid providing no changes are made to the soil or vegetation cover material, to surface water conditions or to the site's use.</p>

No further assessment of the site is considered necessary under Part 2A unless additional information is discovered or if changes are made to the site.

If the land use changes or it is redeveloped, or if significant amounts of hazardous waste appear at the site surface, this land may require further investigation. The National Planning Policy Framework (NPPF) states that responsibility for securing a safe development rests with the developer and/or landowner. The Borough Council will require that adequate site investigation information, prepared by a competent person is presented to ensure that the site is suitable for any proposed new use.

## Appendices 20/01/25 Photographs



Photograph 1. The entrance to site off Saint Andrews lane.



Photograph 2. The site from the centre looking west



Photograph 3. A photograph from the centre of the site looking south,



Photograph 4. A photograph from the centre of the site looking east.



Photograph 5. Infilling under railway bridge to the East of site.



Photograph 6. Likely 1970s Bleach bottle on site surface

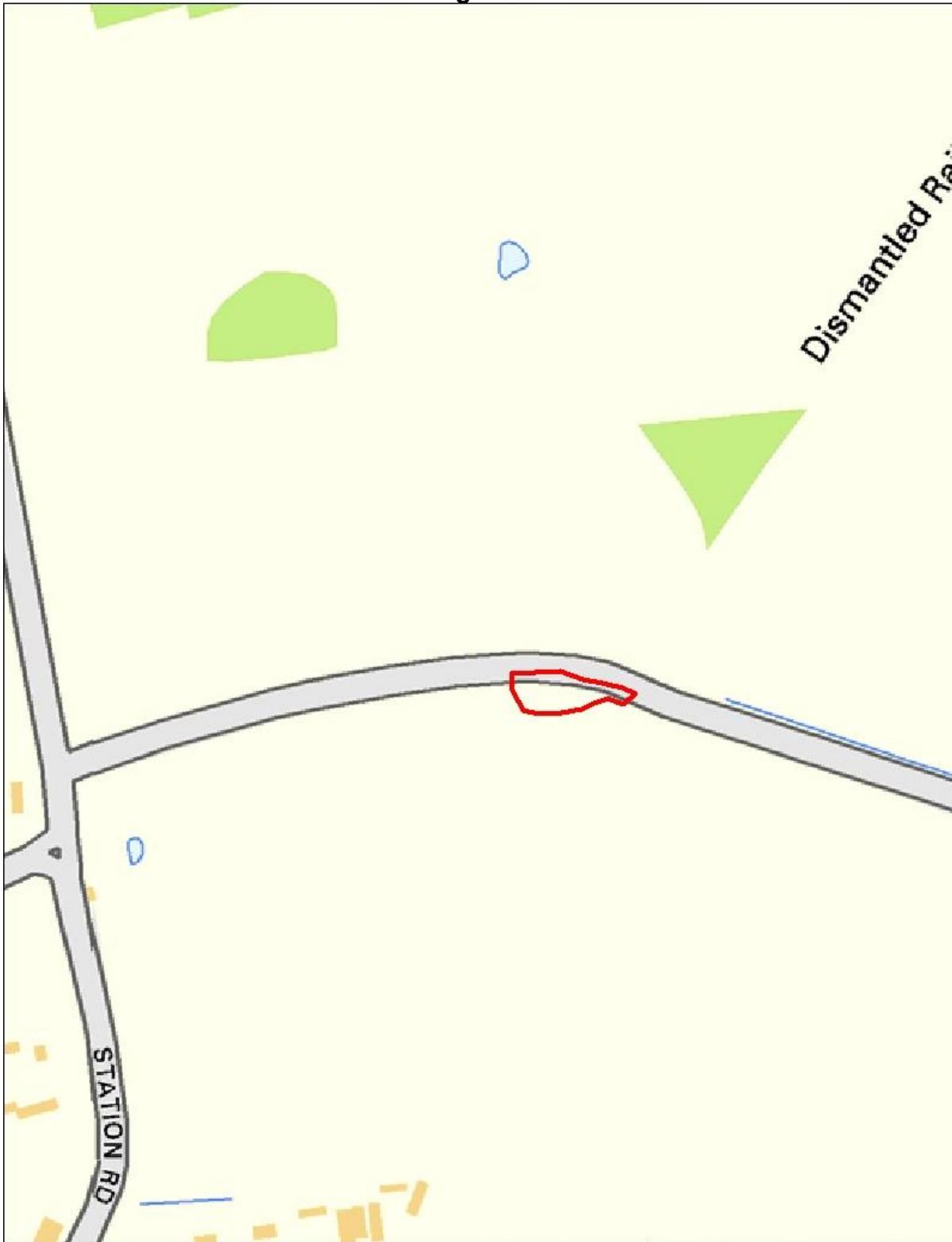


Photograph 7. Chunks of ceramic and Brick on site..



Photograph 8. Unknown material and a plastic dolls head.

# Figures



Borough Council of  
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West Norfolk**



Map  
**OS Mapping**

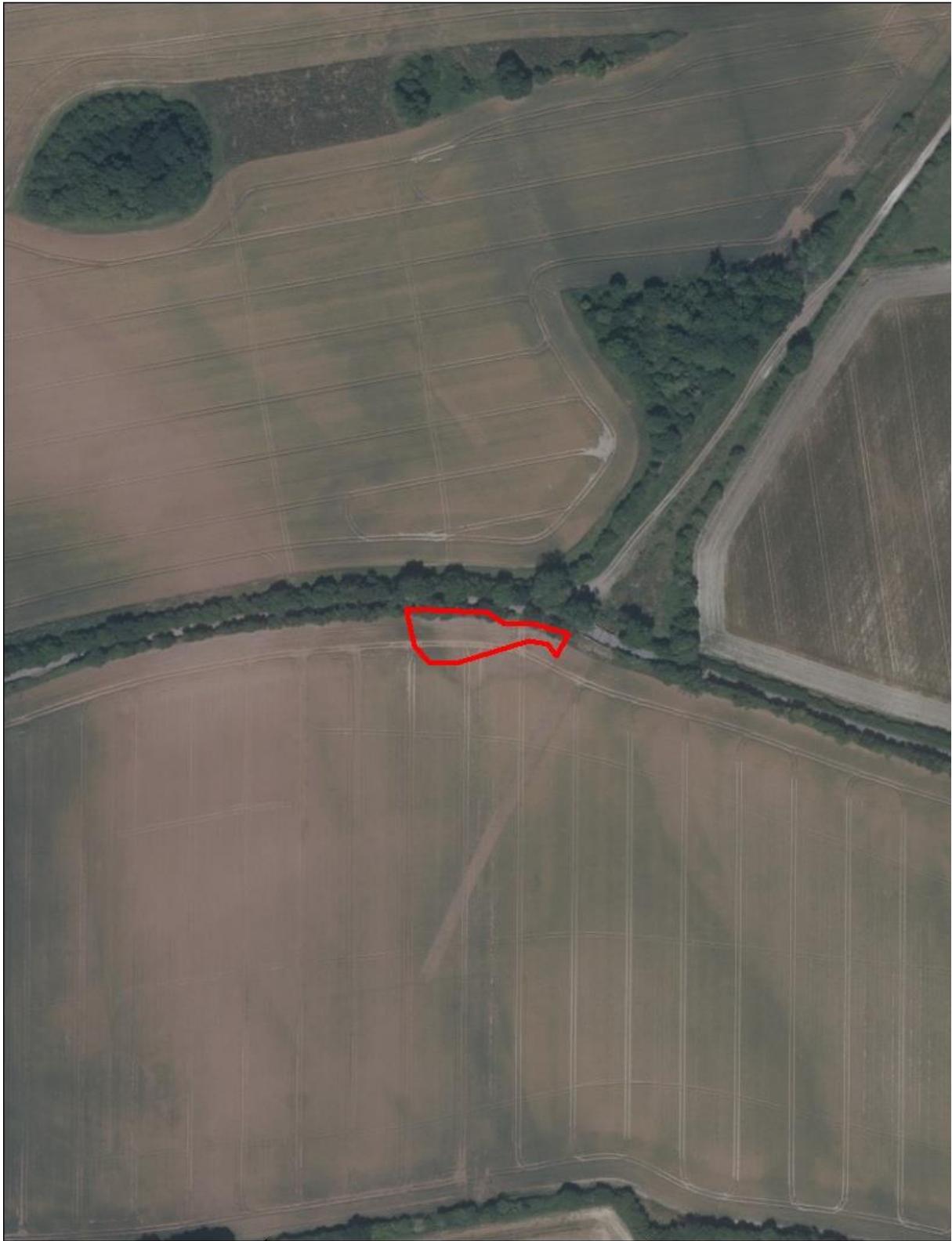
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Project / Details  
**Saint Andrews Lane  
Roydon/Congham**

Drawn by **AMW** Date **December 2024** Scale **1:2,500**

Drawing / Reference Number  
**022146/01**





Borough Council of  
**King's Lynn &  
West Norfolk**



Map  
**Aerial Photography  
Recent**

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Project / Details

**Saint Andrews Lane  
Roydon/Congham**

Drawn by

**AMW**

Date

**January 2025**

Scale

**1:2,000**

Drawing / Reference Number

**022146/01**





Borough Council of  
**King's Lynn &  
West Norfolk**



Map  
**Aerial Photography  
1940s**

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Project / Details

**Saint Andrews Lane  
Roydon/Congham**

Drawn by

**AMW**

Date

**January 2025**

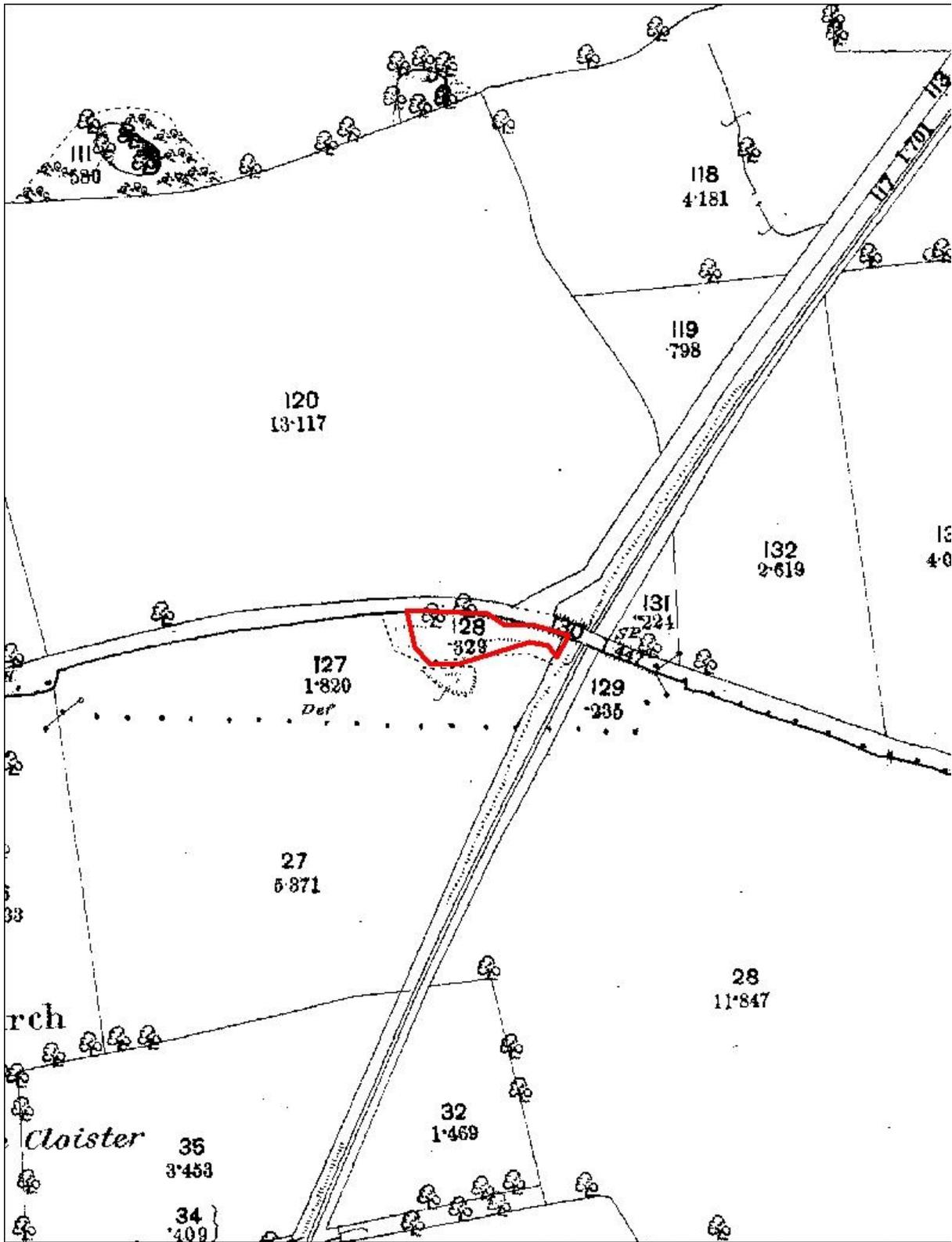
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**1:2,000**

Drawing / Reference Number

**022146/04**





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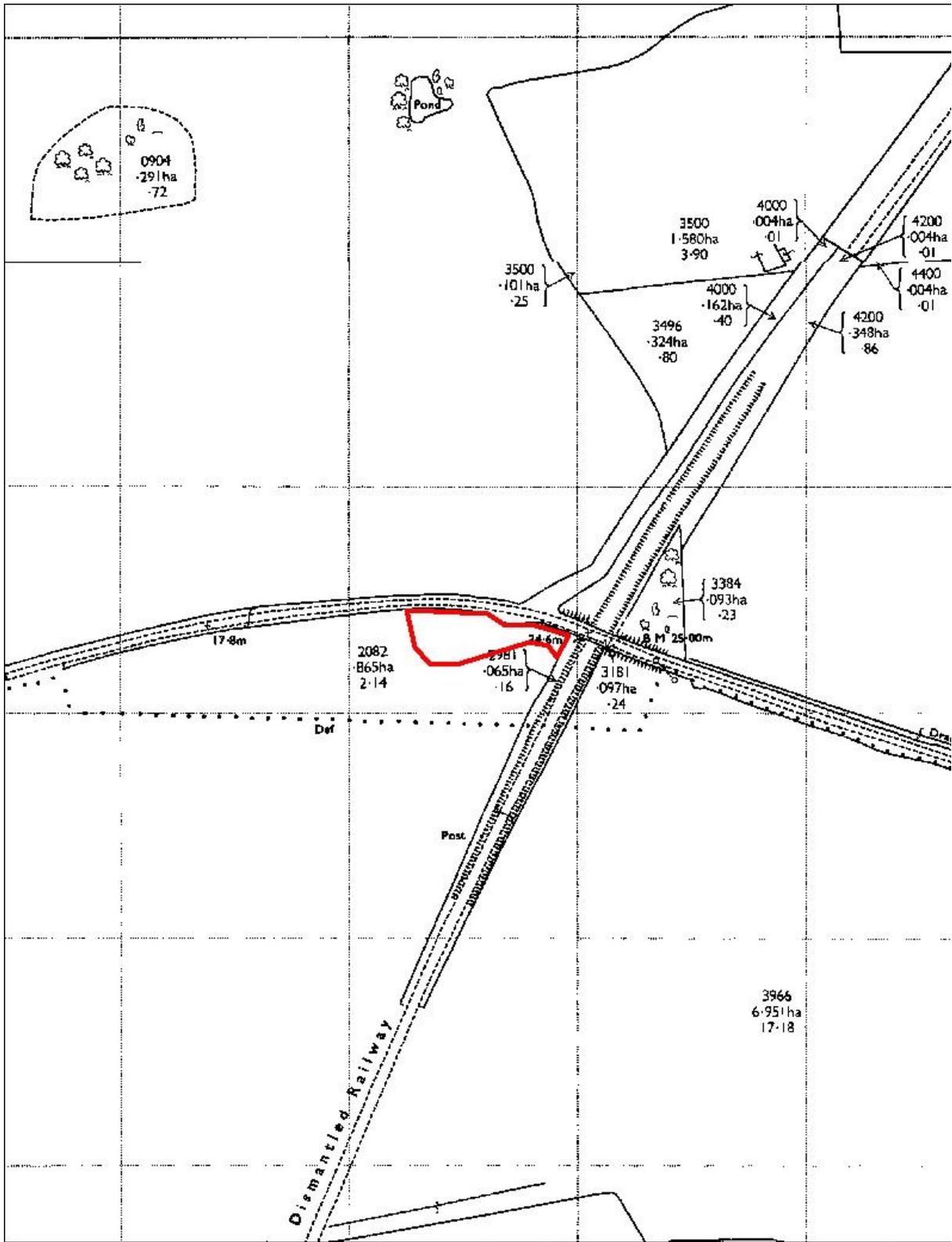
Map  
Historic Maps  
1843-1893

Project / Details  
Saint Andrews Lane  
Roydon/Congham

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Drawn by	Date	Scale
AMW	January 2025	1:2,000
Drawing / Reference Number		
022146/05		





Borough Council of  
**King's Lynn &  
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Map  
**Historic Maps  
 1945-1970**  
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Project / Details  
**Saint Andrews Lane  
 Roydon/Congham**

Drawn by	Date	Scale
<b>AMW</b>	<b>January 2025</b>	<b>1:2,000</b>
Drawing / Reference Number		
<b>022146/09</b>		





NOTE:

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Minister of Housing and Local Government in accordance with section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1.) The Minister has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Minister is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include section 6 of the Control of Office and Industrial Development Act 1965 and section 23 of the Industrial Development Act 1966.)

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with Part VIII of the Town and Country Planning Act, 1962, (as amended by the Town and Country Planning Act 1968).

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Minister on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act, 1962.

8. All practicable steps shall be taken to avoid raising the surface of the tip above the general level of the adjoining ground.

DEPARTMENT OF THE ENVIRONMENT  
Review of sites for waste disposal  
and/or treatment 1972-1973

(1) Name and Address of site

CONGHAM TIP

87025  
2383

Page 1	(2) Local Authority	Progress of Survey							CLASSIFICATION	
		TO	LA	IGS	RA	LA	DOE	Copies to CC/AGS	Current Use	Final Use
	FREESBRIDGE LYNN R.D.C.	ON		16.10.73	13/10/73	12/12/74			OPERATION	Residential
(3)	Brief description of site	SMALL PIT IN ANGLE FORMED BY DISUSED RAILWAY AND ROAD FROM ROYDON TO CONGHAM. OWNED BY MAJOR RILEY. NEAREST DWELLING 1/3 RD. MILE. COUNCIL ESTD 78.							LA	Education
(4)	River Authority area in which site lies	GREAT OUSE							Private DISPOSAL	
(5)	INSTITUTE OF GEOLOGICAL SCIENCES	Geology of site							Private	Industrial
283)	Superficial Deposits	One-inch sheet (geological) 146							Plg permission	Offices
	Solid Deposits	Six-inch sheet TF 72 SW							PP with conditions Deemed	Warehouses
	Gault 18'E	Ref: Six-inch standard.							Reclaimed	Hospital
	Carstone 10'E	Rel. Category: 2							TREATED	
	Snettisham Clay								Pulverised	Open Space
	A small pit in Gault, the floor of the pit possibly reaching Carstone. Gault consists of red and grey clays, becoming marly towards base. Little information given by R.D.C. as to contents of pit.								Compost	Allotment
(6)	Pollution risk to major/minor aquifer(s):	a) None <input checked="" type="checkbox"/> b) Some <input type="checkbox"/> c) Serious <input type="checkbox"/>							C Rejects	Other use
(7)	RIVER AUTHORITY Is continuing use of site acceptable with regard to	completed site							IPR Ash	Whiteland
	a) Ground water	b) Surface water							IPR Screened	Water
(8)	Site plan								UNTREATED	
									Collected	S Disposal
									Delivered	
									INDUSTRIAL	
									Fac Rub L	
									" " Sl	
									" " So	Road Acc
									Inert L	Car Park
									" " Sl	
									" " So	
									Toxic L	Waterway
									" " Sl	
									" " So	
									Clay L	
									" " Sl	
									" " So	TIP
									OTHER	
									C & D	Greenbelt
									Cesspool	Aqstic <input checked="" type="checkbox"/>
										N Park
										ACONS
									TIPPING	
									CP Controlled	Scenic A
									Part "	Nature Res
									Un "	
									AQUIFERS:	
									None	Carbons
									Some	Comp
									Serious	
									WATER	
									Ground	
									Surface	

(9) Original surface elevation of a point marked on diagram in feet AOD:-  
(10) Approximate maximum original depth at tip:- 1.3  
(11) Site area:- 0.5 acres (APPROX)  
Scale:- 1:10580

