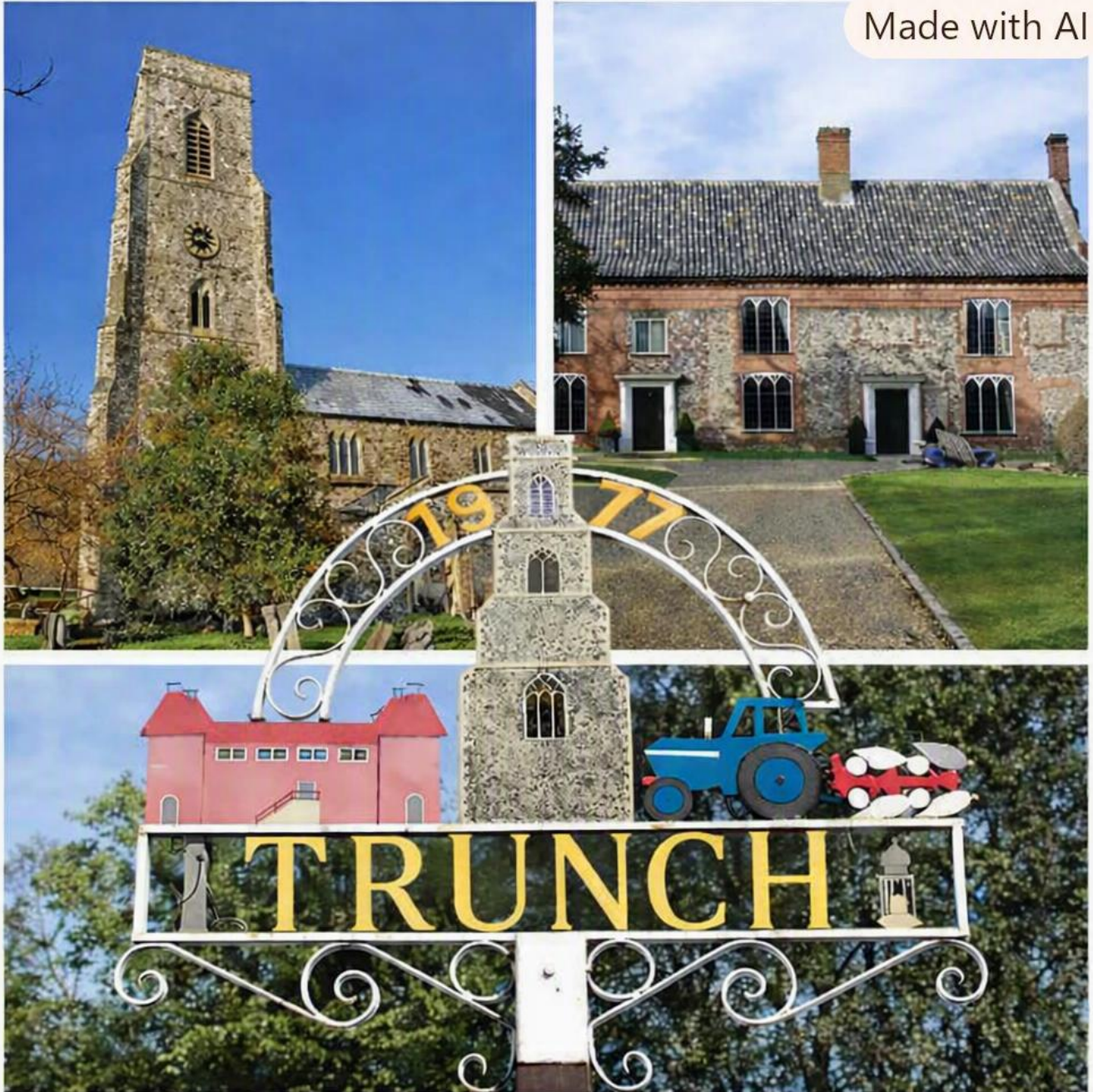


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TRUNCH

DRAFT NEIGHBOURHOOD PLAN

(Pre-Submission Consultation Version)

August 2026

The Trunch Draft Neighbourhood Plan

Neighbourhood Area Draft Version: July 2026

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Introduction to the Trunch Neighbourhood Plan

The **Trunch Neighbourhood Plan** has been prepared by Trunch Parish Council in partnership with local residents, community organisations, and North Norfolk District Council (NNDC). Its purpose is to set out a clear, community-led vision for how the village should evolve over the coming years, focused on ensuring that housing development is well-designed, sensitively located, and supports the long-term wellbeing of the parish.

Neighbourhood Plans were introduced through the **Localism Act 2011**, giving communities the ability to shape development in their area. Once approved by residents through a local referendum, the Trunch Neighbourhood Plan will form part of the **Statutory Development Plan for North Norfolk**. This means it will sit alongside the North Norfolk Local Plan and must be taken into account when planning applications are determined.

As part of that Development Plan Trunch has been designated a Small Growth Village and as such has been given a target for the development of 37 new houses by 2035.

Purpose of the Plan

The Neighbourhood Plan provides an opportunity for the people of Trunch to influence the type, scale, and quality of development that takes place in the parish as it works toward the housing target set in the Statutory Development Plan and beyond. Its aims include:

- Protecting the **distinctive rural character** of Trunch and its historic core
- Supporting **appropriate, small-scale housing** that meets local needs
- Safeguarding **valued green spaces**, wildlife habitats, and the surrounding countryside
- Encouraging a **vibrant and resilient community**, with good access to local facilities

The plan does not seek to prevent development. Instead, it ensures that any future growth is **sustainable, proportionate, and respectful of Trunch's setting within the North Norfolk landscape**. This includes house development outside of the Statutory plan, and include 'in fill' developments etc.



How the Plan Has Been Prepared

The Trunch Neighbourhood Plan has been developed through an open and collaborative process. Key stages included:

- **Initial community surveys** to identify local priorities and concerns
- **Public meeting and drop-in session** held in the village hall
- **A call for Local Development site nominations from landowners**
- **Local Development Sites** surveyed and assessed for viability and suitability
- Engagement with **North Norfolk District Council**, landowners, and statutory consultees
- Evidence gathering on housing needs, heritage assets, landscape character, and traffic issues
- Drafting policies and refining them in response to community feedback
- **Regulation 14 consultation** with residents and stakeholders
- Submission of the plan to North Norfolk District Council under **Regulation 16**
- **Independent examination** to ensure the plan meets national requirements

This process ensures the plan is grounded in the views of the community and supported by a robust evidence base.

Status of the Plan

Once the plan has passed examination and been reviewed by residents in further consultation, then supported in a referendum, it will become a **statutory planning document**. From that point, it will be used by North Norfolk District Council when assessing planning applications within the parish, giving the people of Trunch a strong and lasting voice in shaping the future of their village.

1. Trunch Vision Statement

Trunch Parish has a Vision of ***Good Living, Great Community*** which steers all we do as a Parish Council.

Our purpose for this plan complements our overall Vision and sets to maintain the parish as a **thriving, friendly, and sustainable rural community**, protecting its character, while supporting appropriate housing growth, that encourages and supports a high quality of life for residents of all ages.

2. Key Objectives of the Plan

Based on the insights gained from previous community surveys and consultation, the existing Parish Council Vision and Missions, as well as the Census Data of 2021, the steering group have focused two key objectives:

1. **Housing** – Provide a number of well-designed homes that meet local needs, particularly affordable, and social housing along with downsized housing. The housing design needs to be in keeping and complement the heritage of the local area and existing buildings.
2. **Environment & Heritage** – Protect green spaces, wildlife habitats, and the historic character (look and feel) of the village.

3. Proposed Planning Policies

Objective 1

To provide a balanced housing stock for local people in order to:

- meet the existing and future needs of those who live and work in the area
- promote an inclusive, balanced, healthy, and connected community
- ensure a sustainable future for the village.

Responding to the following Supporting Evidence

- *Demographics:* Trunch has an existing higher percentage of bungalows, almost 40%, versus the national average of less than 10% and a North Norfolk average of just over 20%. There are very few terraced houses and flats available, that are suitable as starter homes or low cost housing. This affects the availability of housing for certain age and income profiles and may lead to some groups leaving the village to find suitable accommodation.
- *Economic Activity:* Evidence shows that 48.5% of the Trunch population is economically active, versus a National Average of 58.6% and a North Norfolk average of 54.9%. This will have an effect on the use and support for local trades and businesses as well as availability of workers.
- *Local Character:* Trunch includes a Conservation Area and a National Landscape Area. In these areas, and all around Trunch, there are many historic buildings with traditional building styles, that have a typical North Norfolk look and feel, these emphasise Trunch as a village of historic importance.

Policy T1: Meeting local needs

New residential development within the Trunch Neighbourhood Plan Area, and those at locations that are accepted in principle under the adopted plan, will be supported where it demonstrably contributes to meeting the existing and future housing needs of local people.

In order to do so, proposals should:

- a) **Contribute to providing a mix of dwelling sizes and types** across the village, that reflect evidence of local housing need particularly the existing high proportion mix of bungalows. These should include smaller starter homes, family housing, and accommodation that may be suitable for older people downsizing locally.
- b) **Prioritise affordability and local occupancy**, through the provision of affordable housing, entry-level homes, or other associated mechanisms that ensure homes are accessible to people who live, work in, or border the Trunch Neighbourhood Plan area (adjoining by one or two parishes), in accordance with local planning policy and viability considerations.
- c) **Support new homes for people with a local connection**, particularly where development is proposed on sites outside settlement boundaries or where exception site policies apply, subject to compliance with strategic planning policies.

- d) **Be of a scale and form appropriate to the settlement**, helping to sustain the community without placing undue pressure on local services, infrastructure, or the character of the area whilst promoting community life, and the wellbeing of residents.
- e) **Demonstrate how the proposal responds to local housing evidence**, including any Housing Needs Assessment, parish surveys, or other relevant local data.

Development proposals that do not address identified local housing needs, or which would undermine the ability of local people to access housing in the area due to lack of affordability mix, will not be supported.

Objective 2

To protect and enhance the vernacular character of the area as a North Norfolk village, adjacent to a National Landscape Area, and which also has a central Conservation Area.

Responding to the following Supporting Evidence

- *Local Character:* Trunch includes a Conservation Area and a National Landscapes Area. In these areas, and all around Trunch, there are many historic buildings with traditional building styles, that have a typical North Norfolk look and feel, which combine to make Trunch a village of historic importance.



- *Heritage Buildings:* St Botolph's Church (Grade 1 listed) houses some historic artefacts including one of the country's most impressive Baptismal Font and Canopy. Trunch Manor takes us back to the English Civil War, whilst Trunch Hall was once the residency of Nelson's daughter Horatiano and the Hall family. Across the village there are further examples of other heritage buildings, including Ivy Farm, Vine Cottage, The White House, within the conservation area and beyond it as on Chapel Road.



- *Agricultural Heritage:* Trunch was, and still is made up of many working farms, and old dairies and this heritage has shaped the village and its boundaries. The Green Spaces include ponds and paddocks of natural significance and 'Quiet Lanes' without footpaths are an important part of the Trunch rural character. Something very much valued by residents and highlighted during the Neighbourhood Plan Consultation.



Policy T2: Design, Character and Local Distinctiveness

Development proposals must demonstrate a high quality of design that conserves and enhances the distinctive vernacular and character of the area as a North Norfolk village, its setting adjacent to the designated National Landscape, and the character and appearance of the central Conservation Area.

In order to do so, proposals should

a) Respond Positively to Local Character

The scale, design, character, density, and layout of development will be considered along with how well the proposals would integrate into the village.

b) Preserve or Enhance Heritage Assets

Preserves and aligns with the character and appearance of the Conservation Area and the buildings within it, and the significance and setting of designated and non-designated heritage assets (Trunch Manor, Trunch Hall, St Botolph's Church etc).

c) Achieve Locally Distinctive Design

Incorporates building forms, proportions, roofscapes, detailing and materials that are characteristic of traditional North Norfolk villages, avoiding standardised, suburban or urban design approaches.

d) Use Appropriate Materials

Use materials that are typical of the area, including brick, flint, render, clay pantiles or slate, unless an alternative approach is demonstrably justified by exceptional design quality.

e) Respect Landscape Setting and Views

Protects important views into, out of, and within the village, and avoids adverse impacts on the landscape character and visual amenity of the adjoining National Landscape Area.

Development proposals will only be supported where they conserve local distinctiveness, protect and enhance the significance or setting of the Conservation Area, and the overall character of the surrounding landscape. Scale, character, density and layout all will considered as well as how effectively they can be integrated into the village.



Objective 3

To ensure that all planning decisions are sympathetic to the environment, striking a balance between the interests of nature, people and the community.

Responding to the following Supporting Evidence

- *Local Environment:* As already stated, Trunch includes a Conservation Area and a National Landscape Area. In these areas and around Trunch we have many green spaces, historic paddocks, ponds, hedges, and ancient trees with suitable preservation orders including the village green. We have significant wildlife, badgers, foxes, deer, hares, birds, water fowl, amphibians etc. In Trunch some of the verges have been designated as Nature Reserves to encourage wildflowers and wildlife.
- *Agricultural History:* We in Trunch are surrounded by agricultural land, it defines Trunch as much as the buildings and is a key part of our heritage. In North Norfolk Council's Landscape Character Appraisal, the land around Trunch is characterised as High Quality Low Plains Farmland, and of high value to food production.

Policy T3: Environmentally Sympathetic Development in the Village

Development proposals within the Neighbourhood Plan area must be sympathetic to the village's rural character and landscape setting, and demonstrate an appropriate balance between the needs of nature, residents, and the wider community.

In order to do this, proposals should:

- a) **Protect and enhance the village's natural environment**, including local wildlife, habitats, trees, hedgerows, watercourses, and green spaces that contribute to the rural character of the area. They should also conserve and enhance the character of the surrounding countryside.

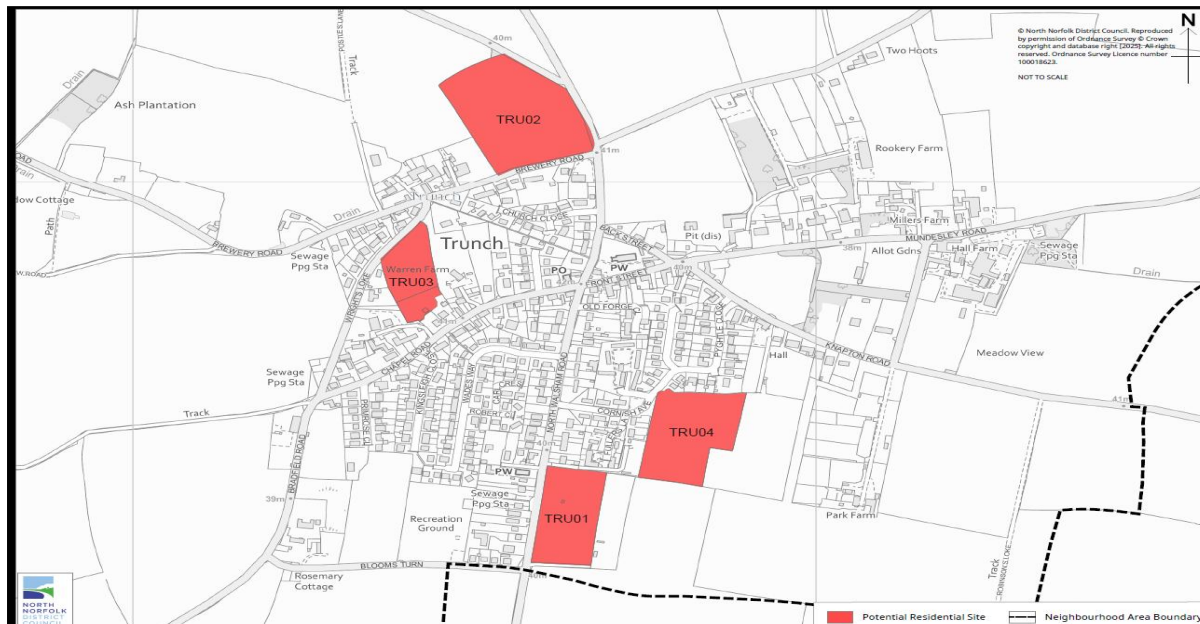
- b) **Respect the scale, form, and setting of the village**, ensuring that development does not erode the countryside character, landscape quality, or important views into and out of the village
- c) **Avoid or minimise harm to biodiversity and landscape features**, particularly those characteristics of the local area, with appropriate mitigation or enhancement where impacts cannot be fully avoided
- d) **Incorporate sustainable and locally distinctive design**, including energy efficiency measures and materials that reflect the village's traditional character and environmental context
- e) **Support the health and wellbeing of the village community**, by providing attractive, safe, and accessible environments, and by maintaining opportunities for residents to enjoy and connect with nature and each other
- f) **Deliver clear local benefit**, meeting identified village needs without causing unacceptable harm to environmental quality or the peaceful enjoyment of the countryside with access and connectivity to existing paths, playing field, and green spaces.

Where appropriate, development proposals should be supported by proportionate ecological, landscape, biodiversity or environmental information to demonstrate compliance with this policy.

4. Proposed Locations

Process

As we have described, the process for the plan included a 'Call for Sites' from local land owners. This call was made via adverts, posters and direct approaches to land owners who held land around the 'Settlement Boundary' of Trunch and therefore suitable for helping us meet our designated target of 37 new houses by 2035.



We had 4 sites put forward and deemed suitable for consideration and assessment. The assessment was done to a criterion developed by the Planning Policy Team at NNDC and is based on an equivalent approach taken towards the Council's HELAA and site assessment process. See appendix 2 for full details of each assessment.

After the assessments, the land designated as TRU04 and located off Pyghtle Close was withdrawn from consideration by the owners. This left three proposed options which we summarise the assessments below:

TRU01 – Land off North Walsham Road

Pros

- A substantial site of approx. 1.5ha
- Could support up to 35 homes (to be confirmed)
- A logical extension to the village
- Access to main road
- Not in flood zone 2 or 3
- Outside of conservation and designated National Landscape
- Land-owners willing to work within the proposed policies and principles within the new Neighbourhood Plan.
- The site is readily available and can be developed subject to planning etc.

Cons

- None to report

TRU02- Land off Gimingham Road / Brewery Road

Pros

- Large capacity site
- Not in flood zone 2 or 3
- Access to main road

Cons

- Within the designated National Landscape
- Close to St Botolph's historic church and other historic buildings in the village
- Limited existing footpath connections to village

TRU03 – Land off Wright's Loke

Pros

- Up to 20 dwellings
- Not in flood area
- Existing developments around it

Cons

- Access for development would be via Wrights Loke and this is not deemed suitable for any medium or large development

Conclusion and Plan Recommendations

We are recommending the land designated as TRU01 as the most suitable land for development within our proposed planning policies.

We recommend further policy that this site, if adopted after consultation, is limited to 100% affordable housing in line with policy T1. Also, that any permissions are granted in line with the North Norfolk District Council's Rural Homes in the Countryside policy (HOU3), allowing local people or those connected to Trunch to have priority, fulfilling further Policy T1 in this document.

5. Evidence Base

The plan is informed by:

- Resident survey (2022)
- Census Data 2021
- Residents Consultation Day
- NNDC Local Plan
- Local area character study
- Historic environment records
- Appendix 1 for details of Trunch History and above data

Appendix 1

The Neighbourhood Area

Profile of the Village of Trunch

- The parish covers an area of 5.5 square kilometres (2.1 sq mi)
- The Village of Trunch was named as far back as in Domesday Book of 1086 where it is described as 'agricultural' and having a 'Church with 10 Acres.' In the Fourteenth Century it became part of John of Gaunt and the Duchy of Lancaster's estate of Gimingham.
- The wool trade thrived in the next few centuries, and wealth started to come to the area, and the church of St Botolph's was rebuilt and many of the barns and grand houses in the area were built.
- The village, up to modern times, has been dependent for employment on agriculture, and remains surrounded by farm land, farming estates, and farming families, so agriculture remains important to the character of the village, even if not its employment.
- Today, Trunch is much more a tourist destination and a retirement village with a high number of retirees living here, and recent developments of bungalow type housing has added to the increasing proportions of elderly people coming to live in the area.
- Trunch has a low density of second and holiday homes at 5.8%, which is low versus the district average of 12.2%.
- The village has two campsites, Meadow View offering pitches for tents and caravans and Counting Sheep which operates Shepherds Huts and Bell tents.
- Trunch has its own conservation area in which a number of old grand farm buildings, barns, and a manor house are situated.

Facilities and Activities

- There is an excellent and well used village hall in the village which is a village asset but operated by an independent committee.
- Trunch has no school and the nearest ones being Mundesley, and North Walsham depending on age group.
- There is no village shop, as this was closed post Covid in 2023.
- There is a pub, The Crown, and a well-used Social Club.
- The Historic Church of St Botolph's is very much a village hub, and many events are organised including concerts, theatre, and shows. There is a Friends of St Botolph's newly formed group who are dedicated to the maintenance and development of the church buildings.
- Trunch Village Society encourages activity across its groups and fundraises to support the activities. These include Bee Keeping, Litter Picking, Trunch History, and Trunch Activity Groups.
- There is also an independent Garden Society and Composting Society.
- Trunch Friends also provides events and has regular meetings with speakers.
- Trunch has a Good Neighbours Scheme, and the Trunch Lunch Club, which helps support the local residents.
- The Parish Council have run a Warm Room facility for the last 2 years over the winter.

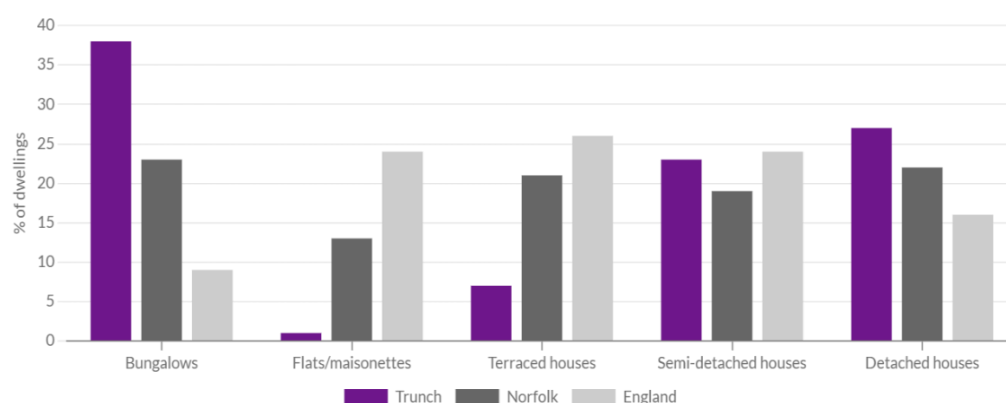
Employment

- Trunch Garage is the only real small to medium employer in the village. With self-employed / individual businesses and tradespersons making up the majority as well as sole and artisan traders.

Demographics and Statistics

- **Housing**

As already mentioned, the nature of housing development in recent times has been to develop suitable housing for retirees leading to a high % of bungalows and a small number of flats and terraces i.e. family starter homes as used by smaller family groups:



Data source: Norfolk Insights 2022

• Population

According to the 2021 census Trunch has a population of 900 persons. The split between male and female is 48% male to 52% female:

Gender (C 2021)	
Males	427
Females	463

Data source: Norfolk Insights 2022

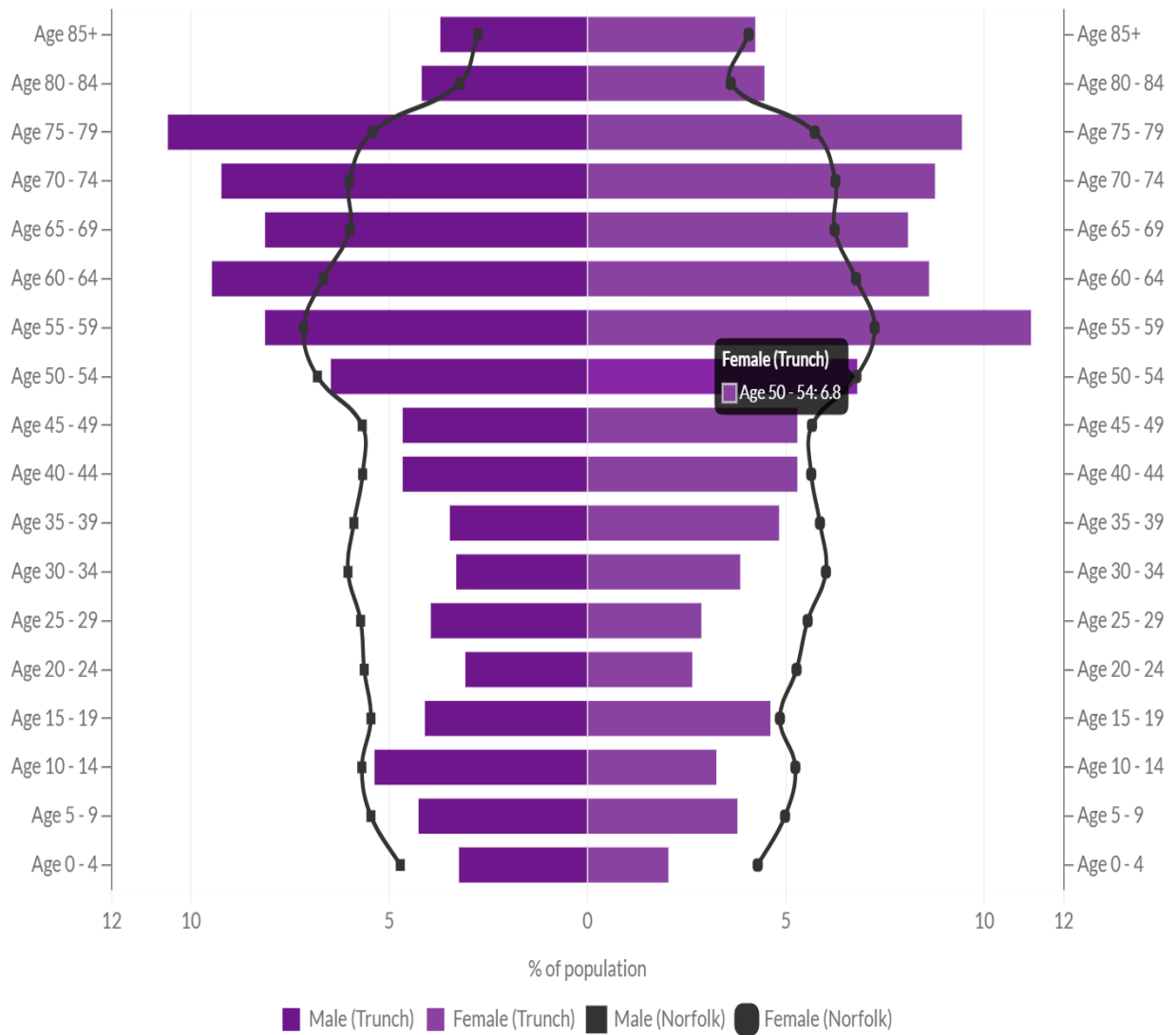
• Age Profile

The age profile has changed in the last few decades, and continues to increase in age as facilities and housing favour the older generations.

This has led to a very high elderly population with 35.8% of men and 35.0 % of woman over 65 years of age.

A further 24.1% of men and 26.6% of woman are 50+ leaving 40% or less under 50 years of age. This as you can see is much higher than the Norfolk average. This detail is from 2022 census materials (Many thanks to Norfolk Insights) and the age profile is likely to have increased by the present day.

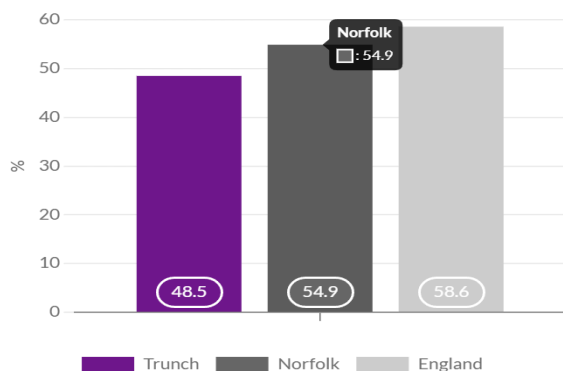
Percentage of population by 5-year age groups



Data source: Norfolk Insights 2022

Economically active (2022)

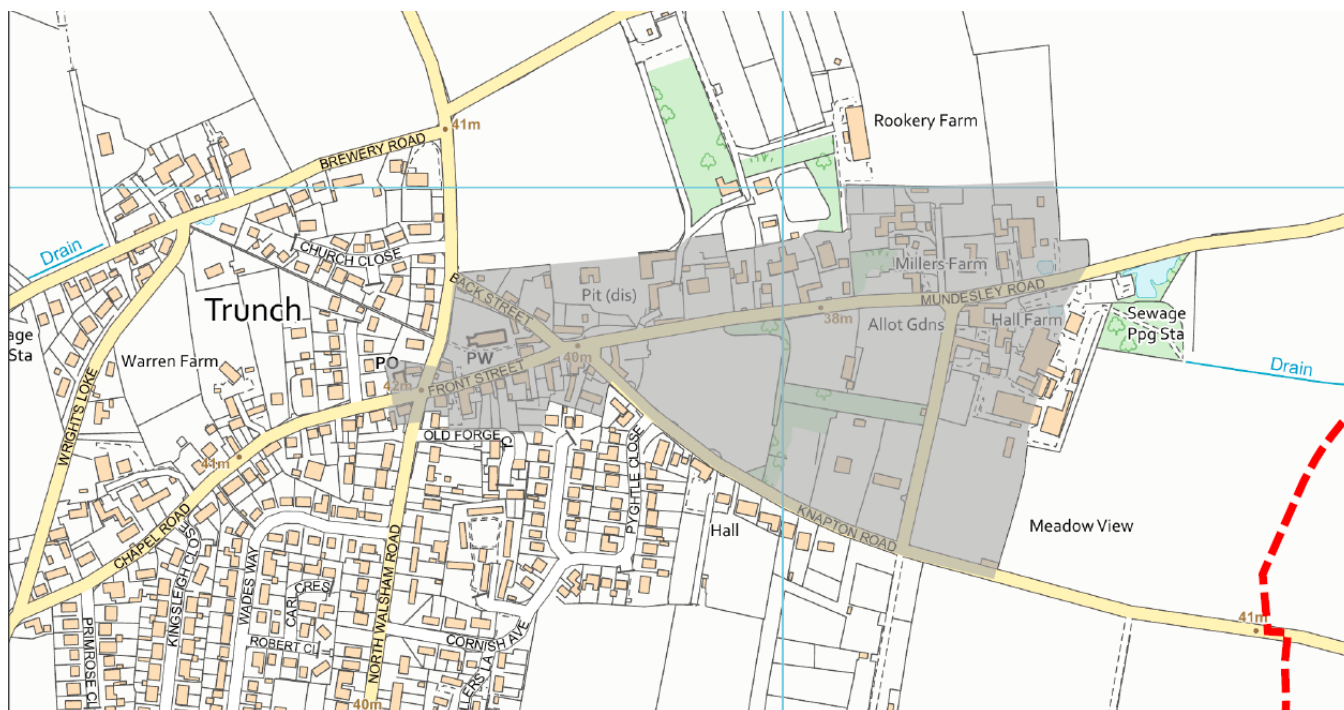
This shows that Trunch is lower than the Norfolk average on those economically activity, this supports the presumption toward 'retirees'.



Data source: Norfolk Insights 2022

The Environment

Trunch has an established conservation area with a number of historically important buildings within its boundaries. Many of these are built in a traditional flint style, and some include thatched roofs, representing the historic nature of construction within in the Norfolk Area.



Example Buildings



Vine Cottage

Vine Cottage is a late 16th. Century, listed building on The Hill. It is made of flint and brick and is thatched with unusual chimneys in groups of three. Some of the windows have been blocked up in earlier times.



Thatched Cottage

This is a 17th Century listed cottage of brick, flint and thatch. It has a beam with 1625 carved into it and another beam with a daisy wheel carving, thought to be for good luck. It may have been called Church cottage in 1901 and 1911 when Robert Frary and family lived there.



Cottages on 'The Hill'



The Old Post Office



Ivy Farmhouse

This is a late Georgian, listed house with two Tuscan style porches.



Millers Farm

A 16th Century complex of farmhouse and barns named after John Miller who lived there from 1835-62



The Old Manor

This is thought to be a late 16th. Century or early 17th Century Manor House. It is thatched with octagonal chimneys and original brick mullioned windows.

Norfolk Coast National Landscape

Trunch has an area of its parish within The Norfolk Coastal National Landscape^s (previously known as the Norfolk Coast Area of Outstanding Natural Beauty) which has implications for development in that area.

The area is the coloured (green) area on this map:



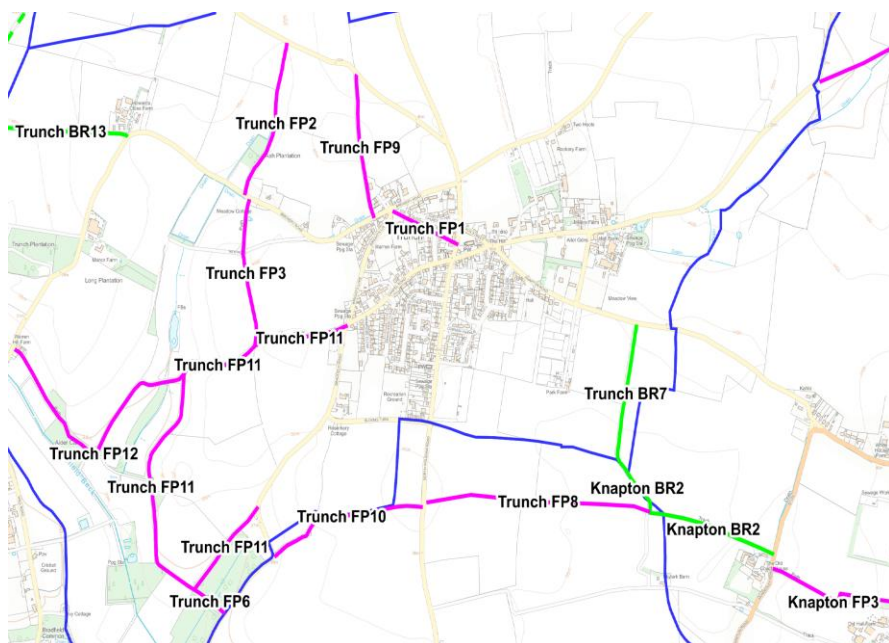
Green Spaces

The Playing Field on Blooms Turn presents a large Green Space for the village's leisure. It has adult exercise machines, football goals, (large and small), a basketball ring and hardstanding.

For the small children there is a significant area of swings, slides and roundabouts, as well as an 'adventure castle'.

There are picnic tables and benches and a recently installed Pétanque Court.

There are a number of paths and byways around the village offering varying lengths and difficulty of walks.



We have two allotment areas, both managed by the Parish Council they are of significant size and both are fully occupied.

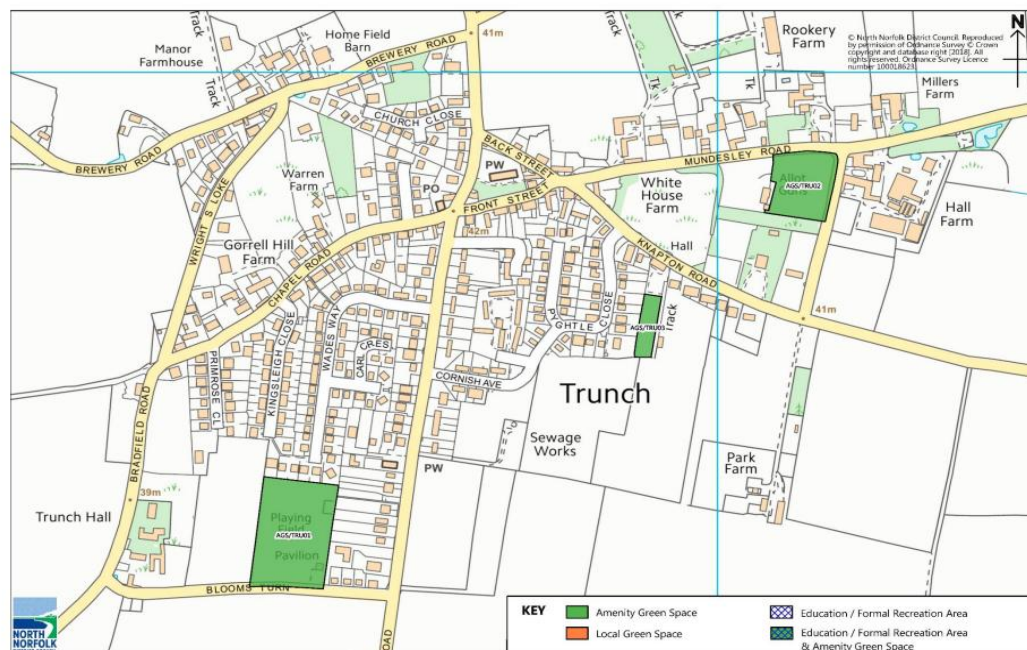
Please see the NNDC 'Amenity Green Space Study' – it provides a review of open space designation that falls under policy HC2 of the 'local plan' – extract below [Amenity Green Space Study](#)

This and other evidence documents can be found in our published document library [Home | Document library \(local plan\)](#)

Trunch

Trunch	Local Green Space Review				
Site Location	Site Review Number	New Ref	Provisional Recommendation	Site Area sq m	Reasoned Justification Summary
Playing Field & Car Park, Blooms Turn	LGS/TRU01	AGS/TRU01	Amenity Green Space	14,533	The site does not meet the tests for LGS. Provides local recreation.
Land Used as Village Green, Mundesley Road	LGS/TRU02	N/A	No Designation	828	Does not meet LGS criteria or AGS criteria.
Verges (1), Pyghtle Close	LGS/TRU03	N/A	No Designation	307	The site does not meet the tests for LGS. Highway verge - Does not have wider AGS characteristics.
Verges (2), Junction of Blooms Turn / North Walsham Road	LGS/TRU04	N/A	No Designation	119	The site does not meet the tests for LGS. Highway verge - Does not have wider AGS characteristics.
Verges (3), Corner of Kingsleigh Close / Chapel Road	LGS/TRU05	N/A	No Designation	228	The site does not meet the tests for LGS. Highway verge - Does not have wider AGS characteristics.
Verges (4), Corners of Blacksmiths Close / Cornish Avenue	LGS/TRU06	N/A	No Designation	638	The site does not meet the tests for LGS. Highway verge - Does not have wider AGS characteristics.
Allotments (1), Mundesley Road	LGS/TRU07	AGS/TRU02	Amenity Green Space (Allotment Provision)	7,317	The site does not meet the tests for LGS. Allotment provision.
Allotments (2), Knapton Road	LGS/TRU08	AGS/TRU03	Amenity Green Space (Allotment Provision)	1,993	The site does not meet the tests for LGS. Allotment provision.
Village Green, Mundesley Rd	LGS/TRU09	N/A	No Designation – existing registered Village Green	556	The site is a registered village Green. Existing designation. It is not appropriate to designate the site as LGS.

Amenity Space Review - Sites in Trunch



Appendix 2 – Trunch Site Assessment Paper

North Norfolk District Council / Trunch Parish Council

Trunch Neighbourhood Plan Site Assessments

Contains details of Trunch Neighbourhood Plan Group's review of potential sites in Trunch for allocation in the neighbourhood plan.

November 2025

Introduction

As part of the preparation of the Trunch Neighbourhood Plan, the group recognises the importance of identifying suitable sites for future housing development. This is essential not only to meet local needs but also to contribute to the wider housing requirements as set out in the North Norfolk Local Plan and to ensure “general conformity” with the strategic policies of the district as set out in legislation covering neighbourhood planning. With North Norfolk District Council now required to deliver 557 new homes annually, identified small growth villages as set out in Local Plan policy SS1 such as Trunch are required to play a role in accommodating a proportion of this growth and are expected to meet an indicative growth requirement of 37 dwellings over the Plan Period 2025-2040

The Neighbourhood Plan provides an opportunity for the community to shape where and how development takes place within the parish. By assessing potential sites using the same principles as those set out in the evidence base of the Local Plan, with a key focus on the housing and economic land availability assessment, HELAA methodology, the group aims to ensure that any proposed allocations in the Neighbourhood Plan are both suitable, policy compliant and locally appropriate. This proactive approach will help ensure that Trunch’s growth is managed in a way that respects its character, supports local infrastructure, and reflects the aspirations of its residents.

Site Assessment in Plan-Making

The site assessment process is a fundamental part of plan-making, ensuring that land identified for development is suitable, available, and deliverable. NNDC’s approach towards assessing sites as set out in the HELAA is consistent with the National Planning Policy Framework (NPPF) and has informed the Local Plan’s identification of allocations. The assessments used to assess potential sites in Trunch have followed a similar approach to ensure they are compliant with national guidance.

HELAA Methodology: How sites are assessed

The HELAA provides a structured framework for evaluating land across North Norfolk for housing and economic development. While it does not allocate sites, it plays a key role in identifying the potential land supply that informs the Local Plan.

The process begins with a Call for Sites, inviting landowners and developers to submit land for consideration. Sites are then filtered to exclude those below the minimum size threshold (0.25 hectares or fewer than five dwellings) or those affected by absolute constraints such as flood risk or protected environmental designations.

Remaining sites progress to the next stage and undergo a detailed assessment of their suitability. This includes examining their proximity to settlements and essential services, access to highways and infrastructure, and any environmental constraints such as landscape sensitivity, heritage assets, or biodiversity concerns. Compatibility with surrounding land uses is also considered and specialist consultees are engaged to provide expert advice.

Availability is assessed by confirming ownership and the willingness of landowners to develop. Achievability is evaluated based on market interest, viability, and the capacity for infrastructure delivery. Sites are then categorised as suitable, potentially suitable (subject to mitigation), or unsuitable.

For Trunch, the HELAA and Local Plan evidence base provide a strategic framework for identifying development sites that align with both district-level and local priorities. The methodology offers a transparent and consistent approach to evaluating land, establishing a baseline of assessed sites, and supporting the justification of site allocations within the Neighbourhood Plan.

Trunch Site Assessment Process

As described above, the assessment process is based heavily on NNDC's HELAA and a desk top study of sites located within Trunch. The Neighbourhood Plan Group identified areas of land within the parish that they considered to have potential for residential development. Once this was completed, a detailed assessment of each site took place and the conclusions of this assessment is provided below.

The assessment can be separated into three stages:

- **Stage 1 – Suitability and Availability:** This looks at the basics of the site; its capacity for growth, relationship with the settlement and the site's impact on any nationally significant designations and flood risk. If the site was found to be in conflict with nationally significant designations or located within Flood Zone 3 then the development is likely not suitable for development. Similarly, if the site was not situated either within or adjacent to the settlement boundary, and in line with the strategic approach as set out in Local Plan policy SS1 then the development would not be considered appropriate.
- **Stage 2 – Suitability:** This stage is a detailed assessment that takes into account the site's impact (if any) on more detailed matters relating to landscape, previously developed land, ecology, access, connectivity and settlement pattern. This stage includes details on the site's physical nature and identifies potential constraints that would require mitigation. At the end of this stage, a conclusion is provided that summarises the overall assessment and provides a final judgement of the site's ability to accommodate development, whether that be on the entirety of the site or as a portion to mitigate possible impacts.
- **Stage 3 – Availability:** This stage considers whether the site is available for development to occur or not, this requires engagement with the landowner to confirm they are intent with progressing the site towards development. If the landowner was not then the site cannot be considered further.

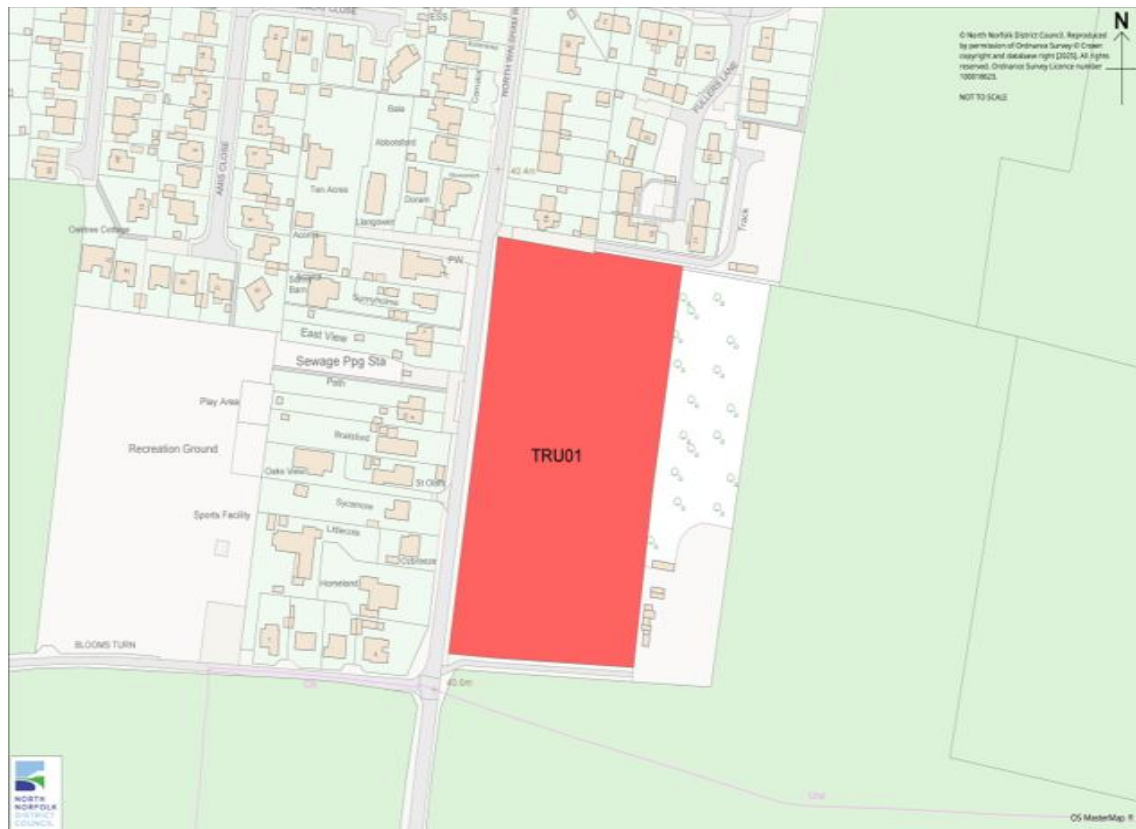
Once the assessments have been completed, the Trunch Neighbourhood Plan Group will consider the conclusions of each assessment and come to a decision on whether to identify any possible sites for development in Trunch and inclusion in the emerging neighbourhood plan. As shown in the attached assessments, two sites in Trunch are potentially suitable for development based on their assessment, these are:

- TRU01 Land East of North Walsham Road
- TRU04 Land off Pyghtle Close

TRU02 Land North of Brewery Lane may also have some potential for small scale development but not enough to singularly meet the target required for Trunch. Whilst the assessment for each site provides a capacity estimate, the exact figures will be determined through the Neighbourhood Plan's policies and will appropriately reflect the settlement's character and built form whilst also taking into account Trunch's growth target of 37 dwellings.

Site Assessments

TRU01 Land East of North Walsham Road



Site Assessment Framework for Trunch Neighbourhood Plan

Site Details	
Site Name	Land East of North Walsham Road
Site Address	North Walsham Road, Trunch, North Walsham
Size	1.56ha
Proposed Use	Residential
Any other information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the assessment criteria below. Sites that are excluded at this stage will **not** be assessed further.

STAGE 1A: Site Capacity

This stage of the assessment rules out sites that do not provide the required minimum capacity.

Provisional Site Capacity

1	Site Capacity is calculated using a density of 30dph and an exclusion of up to 40% (depending on site size) of land for infrastructure, mitigation, GI and services. Site Size Gross to Net ratio standards: - Up to 0.45 hectares 100% 0.45 to 2 hectares 75% 2 hectares or above 50%	Number of proposed dwellings as per NNDC methodology: Full site: 35 dwellings Portion (1ha): 22 dwellings <i>Area x ratio standard x 30 (Density = 30dph)</i> <i>Ratio Standard:</i> 100% = 1 75% = 0.75 50% = 0.5 <i>e.g. 1ha x 0.75 x 30dph = 22 dwellings</i> Or 0.2ha x 1 x 30dph = 6 dwellings
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Stage1B: Flood Risk & Nationally Significant Designations & Policy Compliance

This stage of the assessment rules out sites which conflict with national policy designations

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is the site adjacent to, or intersected by a watercourse? If yes, give details on scale and position	No	
3	Is the site at low risk of flooding (within Zone 1). (including climate change predictions)	G	The site is not within flood zone 2 or 3.
4	Does this conflict with proposed access and egress onto the site?	No	No issues identified.
5	Is the site within an area at high, medium or low risk from surface water flooding?	No	The site does not have a risk of surface water flooding, however the northern end of North Walsham Road is within a low risk area.

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

6	Is the site covered by the following designations: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No assets within the vicinity of Trunch.
7	Is the site located within the Area of Outstanding Natural Beauty/National Landscape?	No	Site is not within National Landscape

Compliance with Planning Policy (all sites should be compliant with the policies set out in the new Local Plan)

8	What is the site's relationship with the settlement in R accordance with Policy SS1 of the Local Plan (as modified): - Inside Settlement Boundary (G) - Adjacent to Settlement Boundary (A/G) - Separated from Settlement Boundary (R)		The site is fully within the countryside, as is the entirety of Trunch.
Does the site continue to next stage?			Yes

STAGE 1C: Relationship			
Relationship to Settlement			
9	Is the site large enough to be considered selfcontained?	No	Site will need to rely on existing services and facilities.
10	If no, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	G	The site is a logical extension; the built form of the settlement abuts the western and northern boundaries of the site. A HSE zone for a gas pipeline runs along the southern boundary and then extends westwards beyond the western boundary.
11	What is the adjoining/neighbouring uses, and would the site have a negative impact on these?	No	Residential uses exist to the north and west, the east and southern boundaries are open to agricultural land uses.
Coalescence			
12	Is the site located in an identified Important Countryside Gap?	No	No concerns regarding coalescence.
13	If no, does the site cause coalescence in one or more of the following ways: - Causes coalescence between two existing settlements - Causes coalescence between 'ends' of a settlement - Causes coalescence between a previously identified site allocation and an existing settlement	No	No concerns regarding coalescence.
Does the site continue to the next stage?			Yes

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)			
STAGE 2 ASSESSMENT			
This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2A will be looked at as a whole using planning balance.			
Previously Developed Land			
14	Is the site Previously Developed Land in accordance with the NPPF definition? 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R)	R	The site is an arable field.
15	Is there any risk of contamination from the previous use?	No	No – unknown.
Community			

16	Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	No loss of existing services of facilities.
Landscape Sensitivity			
17	What is the nature of the landscape the site is situated within as shown in NNDC's Landscape Character SPD		Trunch lies within an area identified as Tributary Farmland. The site is bounded by hedgerows and dense tree belt but the eastern and southern boundaries are exposed to long ranging views across the landscape.
18	Does the site have an impact on the setting of any sensitive landscapes i.e. setting of a heritage or environmental designated asset	Yes	No assets identified within the immediate area. The site is within 500m of the church (Grade I) to the north, and Trunch Hall to the west (Grade II), the site is likely more visible in relation to Trunch Hall, may need to mitigate along the western edge of the site.
Ecology			
19	What would the impact of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	G	No such assets exist within the site or the immediate wider area.
Open Space and Green Infrastructure			
20	Are there any potential conflicts with open space, leisure designations or Rights of Way?	G	No conflicts with open space provision within Trunch. Site is not adjacent to any PROW.
21	Is there capacity to provide the required levels of open space and green infrastructure? (See Local Plan Policy HC2).	G	Yes, especially if only a portion of the site brought forward, allowing more amenity green space/landscape mitigation.
Physical Constraints			
22	Are there any permanent structures that affect the site's developability? (For example, pylons, trees (TPOs), gas works, sewage treatment works, wind turbines)	A	No permanent constraints within the site, A string of pylons run along the northern boundary.
23	Are there any natural constraints that can affect the site's developability? (For example, topography, woodland, drainage ditches etc)	A	There is a dense, mature tree belt that runs along the entirety of the western boundary of the site along North Walsham Road.
Settlement Pattern			
24	Would development of the site be complementary to the existing settlement pattern?	G	Yes, the site is well related to the built form and would represent a logical extension to reflect the development to the north, however, built form to the west along North Walsham is quite linear.
25	Would the site have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	G	No, the site could reflect the existing built pattern to the north.

26	What is the nature of the site's boundaries? Is the site contained on all sides by an existing boundary? (E.g. Hedgerows, trees, ditches, roads, buildings etc.)	A	The site includes a dense tree belt/hedgerow along the western boundary, there are mature trees and hedgerow along the southern and eastern boundaries, the northern boundary is mostly open but includes a string of pylons and some hedgerow in the north east corner.
Agricultural Land Quality			
27	Would the development impact on high quality R The agricultural land? Grade 2, however the southeastern corner is within Grade 1. • 50% or more in non-agricultural land (G) • 50% of more in Grade 3, 4 or 5 (A) • 50% or more in Grade 1 or 2 (R)		majority of the site lies within
Transport and Access			
28	Distance to public footpath/cyclepath: • Less than 400m (G) • 400m-800m (A) • Over 800m (R)	A	Southern boundary is approximately 250-260m from a PROW to the south of the site, however there is no footpath along North Walsham Road to access it. Would potentially be 3 rd party land issues to try and connect to it.
29	Distance to bus stops with a frequent service (at least hourly at peak times): • Less than 400m (G) • 400m-800m (A) • Over 800m (R)	G	There is a bus on North Walsham Road within 230m of the site's northern boundary.
30	Distance to nearest train station: • Less than 800m (G) • 800m-1200m (A) Over 1200m (R)	R	There is no train station within Trunch.
31	Is the site accessible from the existing road network? What is the nature of the road. Give details on road network and how access onto the site will be achieved. • No Possibility of creating Access to the site – (R) • Access achievable however present constraints require mitigation – (A) • Access by all means is possible- (G)	A	Access onto North Walsham is achievable along the western boundary of the site. A dense tree belt/hedgerow would need removal to allow access. The road is twolane and fairly straight along the boundary and onwards.
32	Is there a pathway/cycleway adjacent/abutting the site or is there any opportunity to provide a new route • Existing path is present - (G) • Opportunity to create a new path/route (A) • No path and no option for new path or route (R)	A	no footpath exists on either side, but a footpath is present from the north-western corner onwards into the village, the site would likely need to connect to this however this may impact the hedgerow/tree belt.
Minerals and Waste			

STAGE 2 ASSESSMENT: CONCLUSION			
35	After reviewing the above information, can the site realistically achieve the number of dwellings proposed in Stage 1a Question 1?	Yes	
36	Is the whole submitted site area suitable for development? • Whole site is suitable (G) • Only a portion is suitable (A) • The site is not suitable (R)	A	Given the presence of the gas pipeline to the south, the agricultural land classification and the presence of Trunch Hall to the west, a portion of the site which abuts the northern edge would be more suitable.
A portion of the site is suitable for development; no significant constraints exist to prevent this. Access is achievable however the site will need to provide a footpath along the western boundary to connect to an existing footpath in the northwestern corner, this may have an impact on the existing tree belt/hedgerow. However, the site is within 500m both the Grade I listed church and the Grade II Trunch Hall, the site likely has more of an impact on the setting on Trunch Hall to the west as the site is more visible. The site is fairly well contained but the southernmost extent is quite exposed to long ranging views across the open countryside to the south and east. There is also the presence of a gas pipeline along the southern boundary. In light of the above, a portion of the site located to the north is the most suitable option to avoid constraints on the southern boundary and limit the site's impact on the setting of Trunch Hall.			
Does the site continue to the next stage of assessment?			Yes
33	Is the site underlain by a defined Mineral Safeguarding Area for sand and gravel resource? (as defined by the Minerals and Waste Local Plan)	A	The site is within a sand and gravel mineral waste safeguarding area.
Nutrient Neutrality			
34	Is the site located within a Nutrient Neutrality Catchment? If yes, give details.	Yes	Yes, the site is entirely within the River Bure Catchment.

STAGE 3A: Availability

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site.

Availability			
37	What is the existing use of the site? Would the existing use limit the development potential?	G	Agricultural – unclear if still in use.
38	Is the land controlled by a developer or landowner who has expressed an intention to develop the site?	R/A/G	Details
39	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	R/A/G	Details
40	Does the site already have planning permission for the proposed use? If yes, then score as Red because it is not eligible for allocation.	R/A/G	Details
41	What is the site's planning history? (for example, planning applications and submissions to previous Development Plans)	R/A/G	Details
Does the site continue to next stage?			Yes/ No

STAGE 3B: ACHIEVABILITY

This section assesses whether the site is Achievable in line with NPPG Guidance:

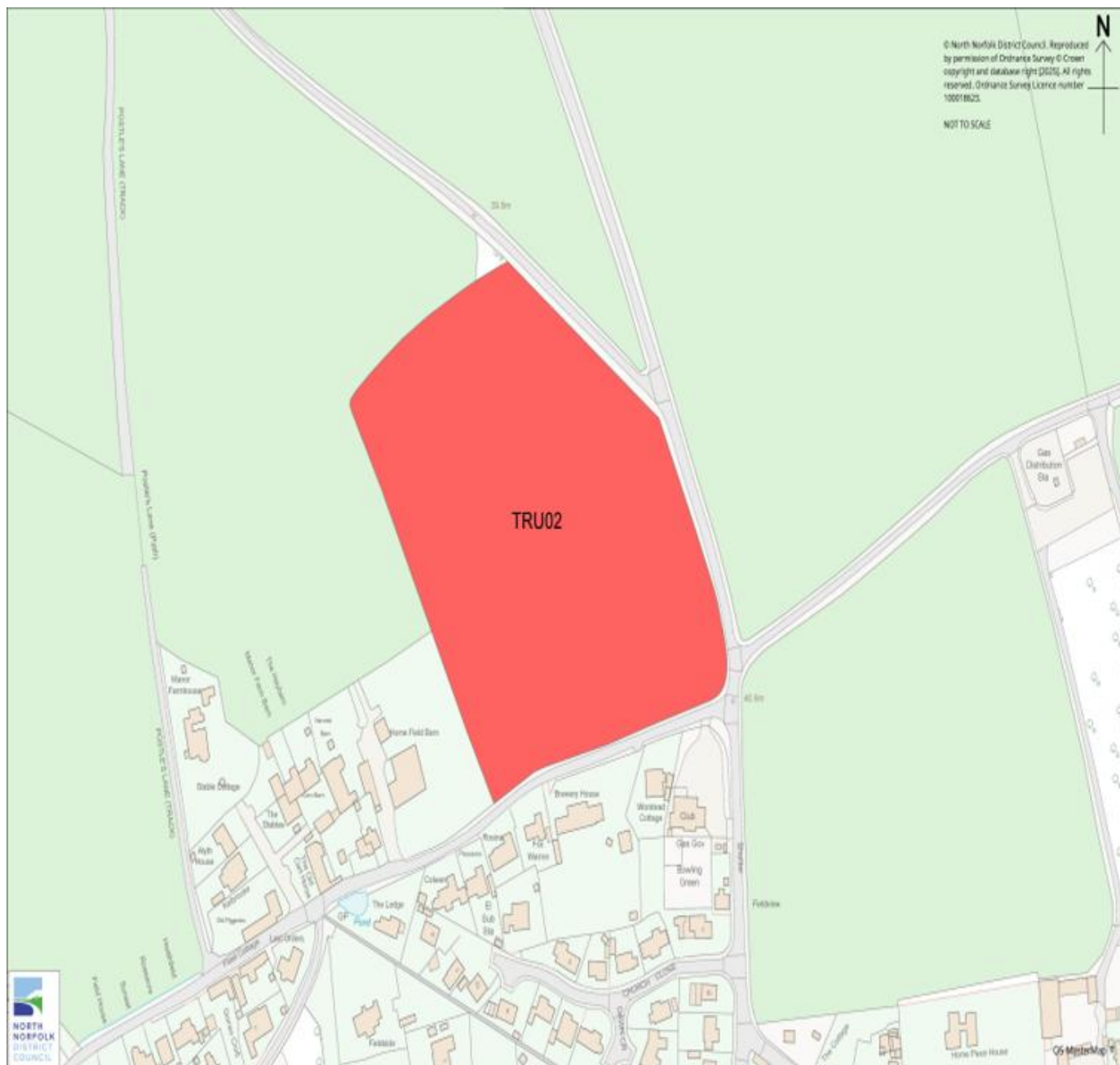
A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of the site, and the capacity of the developer to complete and let or sell the development over a certain period.

Achievability			
42	Are there any market factors which would affect deliverability?		Details
43	When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period		Details
44	What is the indicative build out time of the site?		Details

Next Steps	
The sites that pass this assessment process will not automatically be allocated for development in the Neighbourhood Plan. Sites will be selected with reference to a number of other factors including but not limited to: • The strategy, vision and objectives proposed in the Plan • Technical evidence studies • The sustainable appraisal • The results of public consultation • Flood Risk Sequential Approach	

TRU02 Land North of Brewery Road

Trunch NP site assessment Nov 2025



Site Assessment Framework for Trunch Neighbourhood Plan

Site Details	
Reference Number	TRU02
Site Name	Land North of Brewery Road
Site Address	Brewery Road, Trunch, North Walsham
Size	3.1ha
Proposed Use	Residential
Any other information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the assessment criteria below. Sites that are excluded at this stage will **not** be assessed further.

STAGE 1A: Site Capacity

This stage of the assessment rules out sites that do not provide the required minimum capacity.

Provisional Site Capacity

1	Site Capacity is calculated using a density of 30dph and an exclusion of up to 40% (depending on site size) of land for infrastructure, mitigation, GI and services. Site Size Gross to Net ratio standards: - Up to 0.45 hectares 100% 0.45 to 2 hectares 75% 2 hectares or above 50%		Number of proposed dwellings as per NNDC methodology: Full Site: 46 dwellings <i>Area x ratio standard x 30 (Density = 30dph)</i> <i>Ratio Standard:</i> 100% = 1 75% = 0.75 50% = 0.5 <i>e.g. 1ha x 0.75 x 30dph = 22 dwellings</i> Or <i>0.2ha x 1 x 30dph = 6 dwellings</i>
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Stage1B: Flood Risk & Nationally Significant Designations & Policy Compliance

This stage of the assessment rules out sites which conflict with national policy designations

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is the site adjacent to, or intersected by a watercourse? If yes, give details on scale and position	No	
3	Is the site at low risk of flooding (within Zone 1). (including climate change predictions)	G	
4	Does this conflict with proposed access and egress onto the site?	Yes	Depending on where access is located.

5	Is the site within an area at high, medium or low risk from surface water flooding?	Yes	There is no surface flood risk within the site, however there are areas of 0.1% and 1% surface water flood risk along Brewery Road and Gimingham Road
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)			
6	Is the site covered by the following designations: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	Details on coverage
7	Is the site located within the Area of Outstanding Natural Beauty/National Landscape?	Yes	The site is fully within the North Norfolk Coast National Landscape.

Compliance with Planning Policy (all sites should be compliant with the policies set out in the new Local Plan)			
8	What is the site's relationship with the settlement in R accordance with Policy SS1 of the Local Plan (as modified): • Inside Settlement Boundary (G) • Adjacent to Settlement Boundary (A/G) • Separated from Settlement Boundary (R)		Site is fully within the countryside.
Does the site continue to next stage?			Yes

STAGE 1C: Relationship			
Relationship to Settlement			
9	Is the site large enough to be considered selfcontained?	No	Site will need to rely on existing services and facilities.
10	If no, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	A	The full extent of the site is not a logical extension to the existing built form which is relatively low density and linear along Brewery Road. However, the site does abut the built form. No physical constraints separate the site.
11	What is the adjoining/neighbouring uses, and would the site have a negative impact on these?	No	Land to the south and south west is residential. The site is otherwise entirely surrounded by agricultural land that appears to be in use.
Coalescence			
12	Is the site located in an identified Important Countryside Gap?	No	No concerns regarding coalescence.

13	If no, does the site cause coalescence in one or more of the following ways: • Causes coalescence between two existing settlements • Causes coalescence between 'ends' of a settlement • Causes coalescence between a previously identified site allocation and an existing settlement	No	No concerns regarding coalescence.
Does the site continue to the next stage?			Yes

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2A will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R)	R	The site is an arable field.
15	Is there any risk of contamination from the previous use?	No	

Community

16	Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	No loss of existing services of facilities.
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Landscape Sensitivity

17	What is the nature of the landscape the site is situated within as shown in NNDC's Landscape Character SPD		Trunch lies within an area identified as Tributary Farmland. The site is bounded by hedgerows on all sides, and some mature trees on the southern boundary. The site is exposed to the wider, flat landscape to the north and is highly visible to the south-east, as there is no hedgerow on the south-eastern corner.
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18	Does the site have an impact on the setting of any sensitive landscapes i.e. setting of a heritage or environmental designated asset	Yes	Site is within the National Landscape. The centre of the site is within approx. 330m of the Grade I listed church to the south, the site would likely be visible as there the built form is quite low density in the area and the land north of the church is flat, open landscape. There are also 2 Grade II listed buildings within the curtilage of the church and more along Mundesley Road, within 500m of the site.
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Ecology

19	What would the impact of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	G	No such assets exist within the site or the immediate wider area.
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Open Space and Green Infrastructure

20	Are there any potential conflicts with open space, leisure designations or Rights of Way?	G	No conflicts with open space provision within Trunch. Site is not adjacent to any PROW.
21	Is there capacity to provide the required levels of open space and green infrastructure? (See Local Plan Policy HC2).	G	Yes the site is large enough to accommodate the necessary requirements.

Physical Constraints

22	Are there any permanent structures that affect the site's developability? (For example, pylons, trees (TPOs), gas works, sewage treatment works, wind turbines)	G	No permanent structures or TPOs exist.
23	Are there any natural constraints that can affect the site's developability? (For example, topography, woodland, drainage ditches etc)	G	The site is very flat, the lack of hedgerow or tree belt in the south eastern corner of the site could potentially provide a possible access point, without losing existing hedgerows or trees.

Settlement Pattern

24	Would development of the site be complementary to the existing settlement pattern?	R	The pattern along Brewery Road is very linear and low density, development would extend well beyond the built form and into the open countryside.
25	Would the site have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	R	This part of the village is low density and quite sparsely integrated with the open countryside, development would appear incongruous.
26	What is the nature of the site's boundaries? Is the site contained on all sides by an existing boundary? (E.g. Hedgerows, trees, ditches, roads, buildings etc.)	A	The site is surrounded by hedgerows and trees, with a lack of an existing boundary to the southeast.

Agricultural Land Quality

27	Would the development impact on high quality agricultural land? • 50% or more in non-agricultural land (G) • 50% or more in Grade 3, 4 or 5 (A) • 50% or more in Grade 1 or 2 (R)	R	The site is fully within Grade 2.
Transport and Access			
28	Distance to public footpath/cyclepath: • Less than 400m (G) • 400m-800m (A) • Over 800m (R)	G	The centre of the site is within 250m of a PROW to the west of the site, access is from Brewery Road, the site does not have direct access.
29	Distance to bus stops with a frequent service (at least hourly at peak times): • Less than 400m (G) • 400m-800m (A) • Over 800m (R)	G	The centre of the site is approx. within 250m of a bus stop on Gimingham Road.
30	Distance to nearest train station: • Less than 800m (G) • 800m-1200m (A) Over 1200m (R)	R	There is no train station within Trunch.
31	Is the site accessible from the existing road network? What is the nature of the road. Give details on road network and how access onto the site will be achieved. • No Possibility of creating Access to the site – (R) • Access achievable however present constraints require mitigation – (A) • Access by all means is possible- (G)	A	The site is bounded by two roads, Brewery Road and Gimingham Road. Brewery Road is a narrow, single-track road and likely not suitable to provide an access with suitable pedestrian connection as no footpaths exist along the road's frontage. Gimingham Road is larger in size and capable of two-lane traffic though the road is not demarcated. The ability to create an access point onto Gimingham Road might be achievable as there is space for carriageway widening without the loss of trees and hedgerows, but it is unclear what scale of development would be required to render this work cost effective. The lack of pedestrian connectivity is still a concern, and the development would require crossing a three-way junction.
32	Is there a pathway/cycleway adjacent/abutting the site or is there any opportunity to provide a new route • Existing path is present - (G) • Opportunity to create a new path/route (A) No path and no option for new path or route (R)	A	Without creating an extensive footpath network that goes well beyond the site's area along both Brewery Road and Gimingham Road, it is unlikely the site can provide an appropriate footpath route into the village unless there was a strong desire to do so.

Minerals and Waste			
33	Is the site underlain by a defined Mineral sand and gravel Area for sand and gravel resource? safeguarding area. Minerals and Waste Local Plan)	(as	Safeguarding A The site is within a defined by the mineral waste
Nutrient Neutrality			
34	Is the site located within a Nutrient Neutrality Catchment? If yes, give details.	Yes	The site is entirely within the River Bure Surface Water Catchment.

STAGE 2 ASSESSMENT: CONCLUSION			
35	After reviewing the above information, can the site realistically achieve the number of dwellings proposed in Stage 1a Question 1?	Yes	Yes, the site is large enough to accommodate the no. dwellings proposed
36	Is the whole submitted site area suitable for development? - Whole site is suitable (G) - Only a portion is suitable (A) - The site is not suitable (R)	A	See below
The site is not suitable for development. The site lies within the National Landscape and is highly exposed within the wider landscape to the north and south-east. The site is within 500m of the setting of the Grade I listed church and a number of Grade II listed buildings. The site's ability to provide a safe and achievable access is a concern but potentially could be mitigated, however, there are no existing footpaths for the site to provide a connection to. The site would also represent an illogical extension to the built form, a small portion of the site with access from Gimingham Road could be suitable but the pedestrian access would need to be identified.			
Does the site continue to the next stage of assessment?			No

STAGE 3A: Availability			
This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site.			
Availability			
37	What is the existing use of the site? Would the existing use limit the development potential?	G	The site is agricultural land.
38	Is the land controlled by a developer or landowner who has expressed an intention to develop the site?	R/A/G	Details

39	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	R/A/G	Details
40	Does the site already have planning permission for the proposed use? If yes, then score as Red because it is not eligible for allocation.	R/A/G	Details
41	What is the site's planning history? (for example, planning applications and submissions to previous Development Plans)	R/A/G	Details
Does the site continue to next stage?			Yes/ No

STAGE 3B: ACHIEVABILITY

This section assesses whether the site is Achievable in line with NPPG Guidance:

A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of the site, and the capacity of the developer to complete and let or sell the development over a certain period.

Achievability			
42	Are there any market factors which would affect deliverability?		Details
43	When can the scheme realistically commence delivery? 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years - Outside Plan Period		Details
44	What is the indicative build out time of the site?		Details

Next Steps

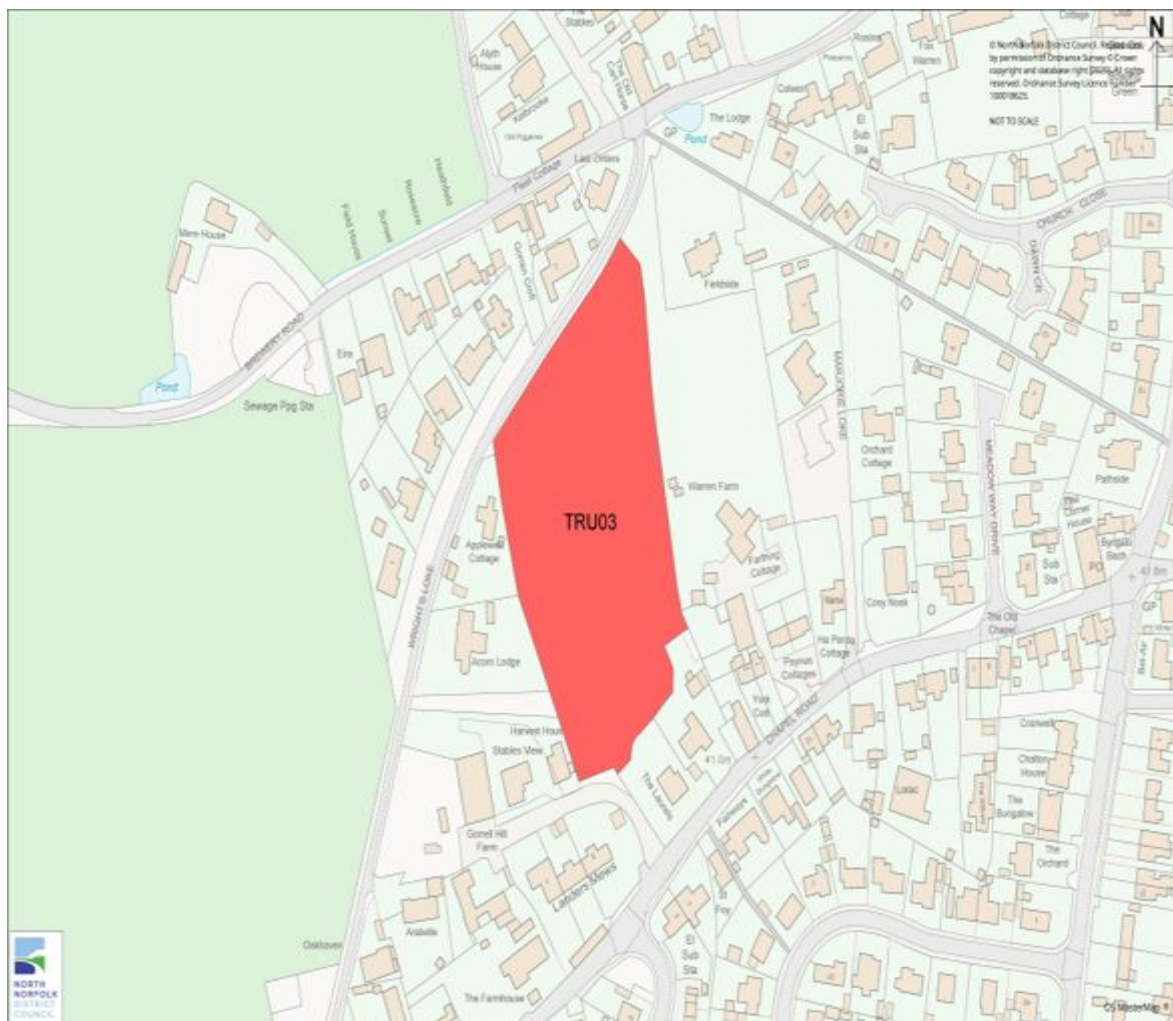
The sites that pass this assessment process will **not** automatically be allocated for development in the Neighbourhood Plan.

Sites will be selected with reference to a number of other factors including but not limited to:

- The strategy, vision and objectives proposed in the Plan
- Technical evidence studies
- The sustainable appraisal
- The results of public consultation
- Flood Risk Sequential Approach

TRU03 Land off Wright's Loke

Trunch NP site assessment Nov 2025



Site Assessment Framework for Trunch Neighbourhood Plan

Site Details	
Reference Number	TRU03
Site Name	Land off Wright's Loke
Site Address	Wright's Loke, Trunch, North Walsham
Size	0.9ha
Proposed Use	Residential
Any other information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the assessment criteria below. Sites that are excluded at this stage will **not** be assessed further.

STAGE 1A: Site Capacity

This stage of the assessment rules out sites that do not provide the required minimum capacity.

Provisional Site Capacity

1	Site Capacity is calculated using a density of 30dph and an exclusion of up to 40% (depending on site size) of land for infrastructure, mitigation, GI and services. Site Size Gross to Net ratio standards: - Up to 0.45 hectares 100% 0.45 to 2 hectares 75% 2 hectares or above 50%	Number of proposed dwellings as per NNDC methodology: Full site: 20 dwellings <i>Area x ratio standard x 30 (Density = 30dph)</i> <i>Ratio Standard:</i> 100% = 1 75% = 0.75 50% = 0.5 <i>e.g. 1ha x 0.75 x 30dph = 22 dwellings</i> Or 0.2ha x 1 x 30dph = 6 dwellings
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Stage1B: Flood Risk & Nationally Significant Designations & Policy Compliance

This stage of the assessment rules out sites which conflict with national policy designations

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is the site adjacent to, or intersected by a watercourse? If yes, give details on scale and position	No	
3	Is the site at low risk of flooding (within Zone 1). (including climate change predictions)	G	Site is not within Flood Zone 2 or 3
4	Does this conflict with proposed access and egress onto the site?	No	No issues identified.
5	Is the site within an area at high, medium or low risk from surface water flooding?	No	

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

6	Is the site covered by the following designations: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No assets within the vicinity of Trunch.
7	Is the site located within the Area of Outstanding Natural Beauty/National Landscape?	No	Site is not within National Landscape

Compliance with Planning Policy (all sites should be compliant with the policies set out in the new Local Plan)			
8	What is the site's relationship with the settlement in accordance with Policy SS1 of the Local Plan (as modified): • Inside Settlement Boundary (G) • Adjacent to Settlement Boundary (A/G) • Separated from Settlement Boundary (R)	R	The site is fully within the countryside, as is the entirety of Trunch.
Does the site continue to next stage?			Yes

STAGE 1C: Relationship			
Relationship to Settlement			
9	Is the site large enough to be considered selfcontained?	No	Site will need to rely on existing services and facilities.
10	If no, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	G	The site is within the extent of the settlement and would be a logical extension as it is entirely bounded by residential development. No physical constraints on the site.
11	What is the adjoining/neighbouring uses, and would the site have a negative impact on these?	No	Residential development bounds the site on all sides.
Coalescence			
12	Is the site located in an identified Important Countryside Gap?	No	No concerns regarding coalescence.
13	If no, does the site cause coalescence in one or more of the following ways: • Causes coalescence between two existing settlements • Causes coalescence between 'ends' of a settlement • Causes coalescence between a previously identified site allocation and an existing settlement	No	No concerns regarding coalescence.
Does the site continue to the next stage?			Yes

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2A will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R)	R	Site is arable/pastoral land.
15	Is there any risk of contamination from the previous use?	No	

Community

16	Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	No loss of existing services of facilities.
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Landscape Sensitivity

17	What is the nature of the landscape the site is situated within as shown in NNDC's Landscape Character SPD		Trunch lies within an area identified as Tributary Farmland. The site is well contained within the existing built form of the settlement, has little impact on the wider landscape.
18	Does the site have an impact on the setting of any sensitive landscapes i.e. setting of a heritage or environmental designated asset	Yes	No assets identified within the immediate area. The centre of the site is within 500m of the church (Grade I) to the east, the centre of the site is approx. 500m from the Grade II Trunch Hall. Site is likely more impactful on the setting of the Grade I church and the Grade II listed buildings within the curtilage of the church and on Mundesley Road.

Ecology

19	What would the impact of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	G	No such assets exist within the site or the immediate wider area.
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Open Space and Green Infrastructure

20	Are there any potential conflicts with open space, leisure designations or Rights of Way?	G	No conflicts with open space provision within Trunch. Site is not adjacent to any PROW.
21	Is there capacity to provide the required levels of open space and green infrastructure? (See Local Plan Policy HC2).	G	Site is large to provide the necessary requirements.

Physical Constraints

22	Are there any permanent structures that affect the site's developability? (For example, pylons, trees (TPOs), gas works, sewage treatment works, wind turbines)	G	No permanent structures within the site.
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23	Are there any natural constraints that can affect the site's developability? (For example, topography, woodland, drainage ditches etc)	A	Residential dwellings prevent access onto Chapel Road.
Settlement Pattern			
24	Would development of the site be complementary to the existing settlement pattern?	G	Yes, the site would be an infill that would not extend the site in an unnatural way.
25	Would the site have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	G	No, site would be a suitable infill.
26	What is the nature of the site's boundaries? Is the site contained on all sides by an existing boundary? (E.g. Hedgerows, trees, ditches, roads, buildings etc.)	A	The site is bounded by residential properties to the west and south, woodland/tree belt exists to the east. A hedgerow exists along boundary to Wright's Loke.
Agricultural Land Quality			
27	Would the development impact on high quality agricultural land? • 50% or more in non-agricultural land (G) • 50% or more in Grade 3, 4 or 5 (A) • 50% or more in Grade 1 or 2 (R)	R	The site is entirely within Grade 2.
Transport and Access			
28	Distance to public footpath/cyclepath: • Less than 400m (G) • 400m-800m (A) • Over 800m (R)	G	The centre of the site is within 150m of a PROW to the east and to the north.
29	Distance to bus stops with a frequent service (at least hourly at peak times): • Less than 400m (G) • 400m-800m (A) • Over 800m (R)	G	The nearest bus stop is on North Walsham Road, within approx. 250m from the site, however, if access can only be achieved on Wright's Loke then the walkable distance will be much longer.
30	Distance to nearest train station: • Less than 800m (G) • 800m-1200m (A) Over 1200m (R)	R	There is no train station within Trunch.
31	Is the site accessible from the existing road network? What is the nature of the road. Give details on road network and how access onto the site will be achieved. • No Possibility of creating Access to the site – (R) • Access achievable however present constraints require mitigation – (A) • Access by all means is possible- (G)	R	Access would have to be from Wright's Loke to the north, which is a very narrow single-track lane with no footpath connection, this would likely not be a suitable access point for a development and the road network itself is not suitable.
32	Is there a pathway/cycleway adjacent/abutting the site or is there any opportunity to provide a new route • Existing path is present - (G) • Opportunity to create a new path/route (A) No path and no option for new path or route (R)	R	A substantial footpath connection would have to be created that went well beyond the site's extent.

Minerals and Waste			
33	Is the site underlain by a defined Mineral sand and gravel Area for sand and gravel resource? safeguarding area. Minerals and Waste Local Plan)	(as	Safeguarding A The site is within a defined by the mineral waste
Nutrient Neutrality			
34	Is the site located within a Nutrient Neutrality Catchment? If yes, give details.	Yes	Yes, the site is entirely within the River Bure Catchment.

STAGE 2 ASSESSMENT: CONCLUSION			
35	After reviewing the above information, can the site realistically achieve the number of dwellings proposed in Stage 1a Question 1?	Yes	
36	Is the whole submitted site area suitable for development? - Whole site is suitable (G) - Only a portion is suitable (A) - The site is not suitable (R)	R	The site is not suitable for development.
The site is not suitable for development. The site itself has no constraints within the site and is a logical infill to the settlement however, the access onto Wright's Loke is likely not suitable given the very narrow single track nature of the road which may prevent the site's ability to provide appropriate access whilst the road itself is likely not suitable as a means of a primary access to the site.			
Does the site continue to the next stage of assessment (stage B)?			No

STAGE 3A: Availability			
This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site.			
Availability			
37	What is the existing use of the site? Would the existing use limit the development potential?	R/A/G	Details
38	Is the land controlled by a developer or landowner who has expressed an intention to develop the site?	R/A/G	Details
39	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	R/A/G	Details
40	Does the site already have planning permission for the proposed use? If yes, then score as Red because it is not eligible for allocation.	R/A/G	Details

41	What is the site's planning history? (for example, planning applications and submissions to previous Development Plans)	R/A/G	Details
Does the site continue to next stage?			Yes/ No

STAGE 3B: ACHIEVABILITY

This section assesses whether the site is Achievable in line with NPPG Guidance:

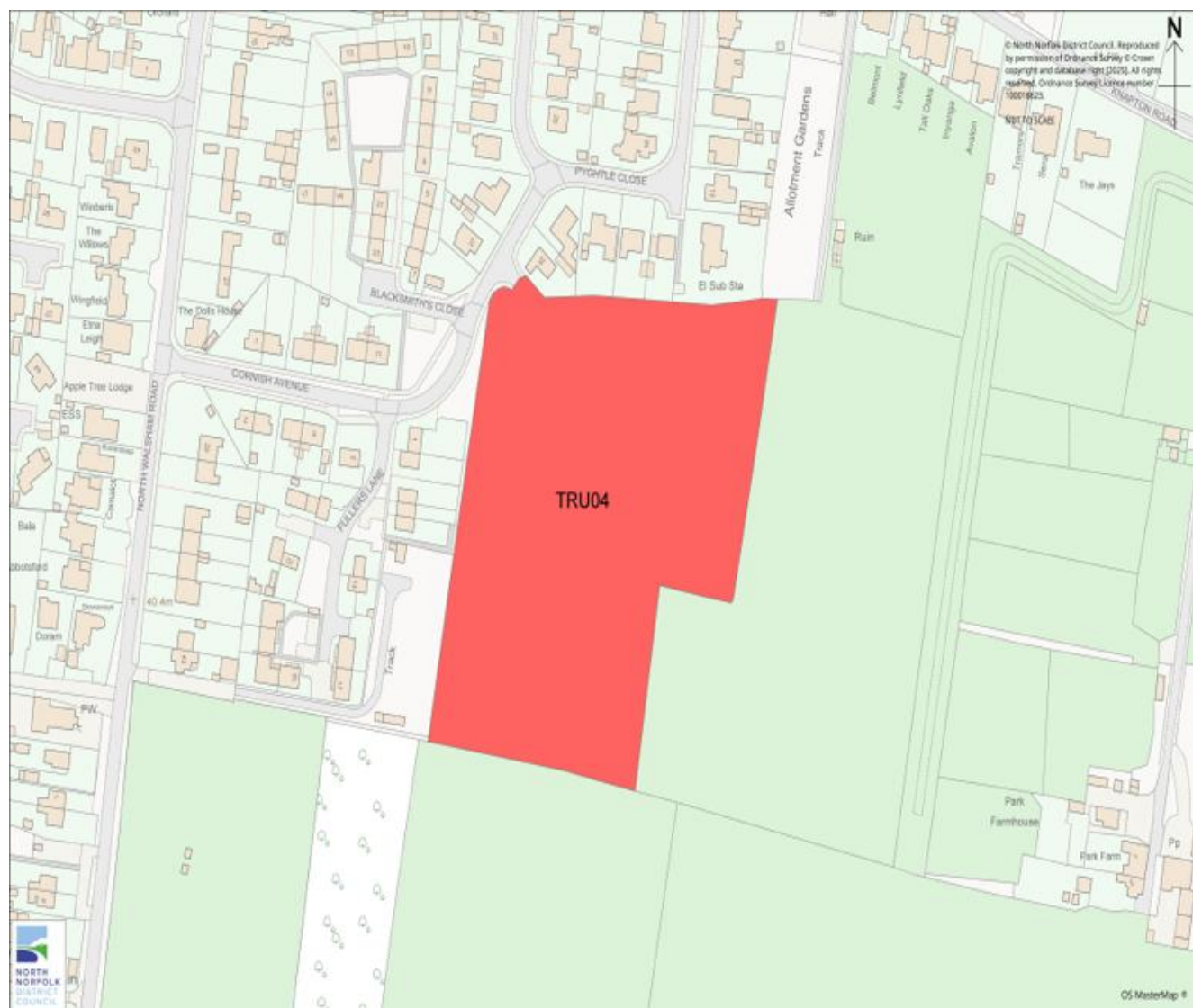
A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of the site, and the capacity of the developer to complete and let or sell the development over a certain period.

Achievability			
42	Are there any market factors which would affect deliverability?		Details
43	When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period		Details
44	What is the indicative build out time of the site?		Details

Next Steps	
The sites that pass this assessment process will not automatically be allocated for development in the Neighbourhood Plan. Sites will be selected with reference to a number of other factors including but not limited to: • The strategy, vision and objectives proposed in the Plan • Technical evidence studies • The sustainable appraisal • The results of public consultation • Flood Risk Sequential Approach	

TRU04 Land off Pyghle Close

Trunch NP site assessment Nov 2025



Site Assessment Framework for Trunch Neighbourhood Plan

Site Details	
Reference Number	TRU04 & TRU04/A
Site Name	Land off Pyghtle Close
Site Address	Pyghtle Close, Trunch, North Walsham
Size	1.9ha
Proposed Use	Residential
Any other information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the assessment criteria below. Sites that are excluded at this stage will **not** be assessed further.

STAGE 1A: Site Capacity

This stage of the assessment rules out sites that do not provide the required minimum capacity.

Provisional Site Capacity

1	Site Capacity is calculated using a density of 30dph and an exclusion of up to 40% (depending on site size) of land for infrastructure, mitigation, GI and services. Site Size Gross to Net ratio standards: - Up to 0.45 hectares 100% 0.45 to 2 hectares 75% 2 hectares or above 50%		Number of proposed dwellings as per NNDC methodology: Full site: 42 dwellings Portion (1.24ha): 27 dwellings <i>Area x ratio standard x 30 (Density = 30dph)</i> <i>Ratio Standard:</i> 100% = 1 75% = 0.75 50% = 0.5 <i>e.g. 1ha x 0.75 x 30dph = 22 dwellings</i> Or <i>0.2ha x 1 x 30dph = 6 dwellings</i>
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Stage1B: Flood Risk & Nationally Significant Designations & Policy Compliance

This stage of the assessment rules out sites which conflict with national policy designations

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is the site adjacent to, or intersected by a watercourse? If yes, give details on scale and position	No	
3	Is the site at low risk of flooding (within Zone 1). (including climate change predictions)	G	The site is not within flood zone 2 or 3.

4	Does this conflict with proposed access and egress onto the site?	No	No issues identified.
5	Is the site within an area at high, medium or low risk from surface water flooding?	No	No issues but Cornish Avenue may be a low risk.
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)			
6	Is the site covered by the following designations: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No assets within the vicinity of Trunch.
7	Is the site located within the Area of Outstanding Natural Beauty/National Landscape?	No	Site is not within National Landscape

Compliance with Planning Policy (all sites should be compliant with the policies set out in the new Local Plan)			
8	What is the site's relationship with the settlement in R accordance with Policy SS1 of the Local Plan (as modified): • Inside Settlement Boundary (G) • Adjacent to Settlement Boundary (A/G) • Separated from Settlement Boundary (R)		The site is fully within the countryside, as is the entirety of Trunch.
Does the site continue to next stage?			Yes

STAGE 1C: Relationship			
Relationship to Settlement			
9	Is the site large enough to be considered selfcontained?	No	Site will need to rely on existing services and facilities.
10	If no, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	G	The site is a logical extension but extend into the open countryside to the south-east. No physical constraints exist on site however pylons do run along the southern boundary.
11	What is the adjoining/neighbouring uses, and would the site have a negative impact on these?	No	Residential uses lie to the north and west, the east and southern boundaries are open to agricultural land uses.
Coalescence			
12	Is the site located in an identified Important Countryside Gap?	No	No concerns regarding coalescence.

13	If no, does the site cause coalescence in one or more of the following ways: • Causes coalescence between two existing settlements • Causes coalescence between 'ends' of a settlement • Causes coalescence between a previously identified site allocation and an existing settlement	No	No concerns regarding coalescence.
Does the site continue to the next stage?			Yes

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2A will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R)	R	The site is an arable field.
15	Is there any risk of contamination from the previous use?	No	

Community

16	Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	No loss of existing services of facilities.
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Landscape Sensitivity

17	What is the nature of the landscape the site is situated within as shown in NNDC's Landscape Character SPD		Trunch lies within an area identified as Tributary Farmland. The is bounded by hedgerow but the eastern and southern boundaries are exposed to long ranging views across the landscape.
18	Does the site have an impact on the setting of any sensitive landscapes i.e. setting of a heritage or environmental designated asset	Yes	No assets identified within the immediate area. The centre of the site is within 300m of the church (Grade I) to the north. The centre of the site is approx. 550-600m from the Grade II Trunch Hall. The site is within 500m of several Grade II buildings within the curtilage of the church and along Mundesley Road.

Ecology

19	What would the impact of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	G	No such assets exist within the site or the immediate wider area.
Open Space and Green Infrastructure			
20	Are there any potential conflicts with open space, leisure designations or Rights of Way?	G	No conflicts with open space provision within Trunch. Site is not adjacent to any PROW.
21	Is there capacity to provide the required levels of open space and green infrastructure? (See Local Plan Policy HC2).	G	Yes, especially if only a portion of the site brought forward, allowing more amenity green space/landscape mitigation.
Physical Constraints			
22	Are there any permanent structures that affect the site's developability? (For example, pylons, trees (TPOs), gas works, sewage treatment works, wind turbines)	A	No permanent constraints within the site, A string of pylons run along the southern boundary.
23	Are there any natural constraints that can affect the site's developability? (For example, topography, woodland, drainage ditches etc)	G	No constraints exist, hedgerows are fragmented in places.
Settlement Pattern			
24	Would development of the site be complementary to the existing settlement pattern?	A	The development would extend the built form in a somewhat unnatural way to the south and east, however a portion of the site could mitigate this issue, keeping development close to the access point to the north.
25	Would the site have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	G	No, the site could reflect the existing built pattern to the north.
26	What is the nature of the site's boundaries? Is the site contained on all sides by an existing boundary? (E.g. Hedgerows, trees, ditches, roads, buildings etc.)	G	The site boundaries are mostly fragmented hedgerows, with potentially no/very few mature trees.
Agricultural Land Quality			
27	Would the development impact on high quality agricultural land? • 50% or more in non-agricultural land (G) • 50% or more in Grade 3, 4 or 5 (A) • 50% or more in Grade 1 or 2 (R)	R	The site is entirely within Grade 2.
Transport and Access			
28	Distance to public footpath/cyclepath: • Less than 400m (G) • 400m-800m (A) • Over 800m (R)	A	The centre of the site is approximately over 500m from a PROW to the south of the site, however there is no footpath along North Walsham Road to access it. Would potentially be 3 rd party land issues to try and connect to it

29	Distance to bus stops with a frequent service (at least hourly at peak times): • Less than 400m (G) • 400m-800m (A) • Over 800m (R)	G	The centre of the site is within 250m of a bus stop on North Walsham Road.
30	Distance to nearest train station: • Less than 800m (G) • 800m-1200m (A) Over 1200m (R)	R	There is no train station within Trunch.
31	Is the site accessible from the existing road network? What is the nature of the road. Give details on road network and how access onto the site will be achieved. • No Possibility of creating Access to the site – (R) • Access achievable however present constraints require mitigation – (A) • Access by all means is possible- (G)	G	Access can be achievable from Pyghtle Close, there is even an existing possible access point already established adjacent to no.25. The roadway along the close is of standard size.
32	Is there a pathway/cycleway adjacent/abutting the site or is there any opportunity to provide a new route • Existing path is present - (G) • Opportunity to create a new path/route (A) No path and no option for new path or route (R)	G	There is existing footpath within the close that connects into the village that can be easily connected to from the access point.
Minerals and Waste			
33	Is the site underlain by a defined Mineral Safeguarding Area for sand and gravel resource? (as defined by the Minerals and Waste Local Plan)	A	The site is within a sand and gravel mineral waste safeguarding area.
Nutrient Neutrality			
34	Is the site located within a Nutrient Neutrality Catchment? If yes, give details.	Yes	Yes, the site is entirely within the River Bure Catchment.

STAGE 2 ASSESSMENT: CONCLUSION			
35	After reviewing the above information, can the site realistically achieve the number of dwellings proposed in Stage 1a Question 1?	Yes	
36	Is the whole submitted site area suitable for development? • Whole site is suitable (G) • Only a portion is suitable (A) • The site is not suitable (R)	A	The full extent of the site is quite exposed in the landscape and potentially extend the built form in an unnatural way. A portion of the site which abuts the northern edge and the access point would be suitable.

A portion of the site is suitable for development. No significant constraints within the site to prevent this. Access is achievable from Pyghtle Close, and a suitable footpath connection already exists there. However, the full extent of the site is not suitable due to its extension into the open countryside and impact on the long ranging views across the landscape.

Does the site continue to the next stage of assessment (stage B)?	Yes
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STAGE 3A: Availability

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site.

Availability

37	What is the existing use of the site? Would the existing use limit the development potential?	R/A/G	Details
38	Is the land controlled by a developer or landowner who has expressed an intention to develop the site?	R/A/G	Details
39	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	R/A/G	Details
40	Does the site already have planning permission for the proposed use? If yes, then score as Red because it is not eligible for allocation.	R/A/G	Details
41	What is the site's planning history? (for example, planning applications and submissions to previous Development Plans)	R/A/G	Details
Does the site continue to next stage?			Yes/ No

STAGE 3B: ACHIEVABILITY

This section assesses whether the site is Achievable in line with NPPG Guidance:

A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of the site, and the capacity of the developer to complete and let or sell the development over a certain period.

Achievability

42	Are there any market factors which would affect deliverability?		Details
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43	When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period		Details
44	What is the indicative build out time of the site?		Details

Next Steps

The sites that pass this assessment process will **not** automatically be allocated for development in the Neighbourhood Plan.

Sites will be selected with reference to a number of other factors including but not limited to:

- The strategy, vision and objectives proposed in the Plan
- Technical evidence studies
- The sustainable appraisal
- The results of public consultation
- Flood Risk Sequential Approach