

Appendix 1

South Norfolk Village Cluster site ref: SN0156 & SN0156REV

Site opposite village hall, High Road, Needham

The development of site VC NEE1 should be considered in conjunction with the site opposite the village hall and church to benefit the contribution to the regional housing shortage and enhance village services/sustainability.

It has been stated the site opposite the village hall/church, High Road, Needham is not considered suitable for development based on defined reasons that are incorrect.

As part of the consideration of the above site it was commented: The site is adjacent to the settlement limit and the services of the village are accessible as there is a continuous footpath along High Road. However, the site is within the river valley with open, uninterrupted views from and of the Listed church. It would have a significant detrimental impact on the setting of the church and within the landscape, from the Angles Way trail and the wider footpath network.

We are providing a point of clarification in respect of the soundness of comments and assumption made regarding the above site.

The area around the aforementioned subject site has limited visibility from the Angles Way, only the church tower is visible, and when trees are in leaf the Church is not visible from the river valley or wider footpath network that runs in the river valley. (Please see the attached photos). We therefore believe the reason stated when considering sites in the village as suitable for development are not fully justified and based upon incorrect assumptions.

The river valley is also obscured from the roadway by various trees growing on the borders of the various fields, and doesn't provide any particular uniqueness that wouldn't be offset by the regional and local benefit of providing additional housing, improving the sustainability of the village.

It is also important to note that the site could be developed in such a way to protect an area in front of the church entrance to maintain views, and even provide space for parking for the church/village hall - on street parking is a known problem, particularly when the church is used for larger events (eg weddings, village hall events), as there is insufficient parking at the village hall. (See image attached)

The site has been considered in the past by social housing providers as suitable for development and the provision of housing so we were surprised it was excluded from provision during this process. This site could complement the already allocated site (to the north of High Road) and enhance the utility and sustainability of the village.

In the past the site has also been approached to use land to improve drainage within the area. Development of the site would allow these improvements and therefore improve village services.

The footpath provision along High Road could also be improved.

Views of High Road Needham from Angles Way.



Views of High Road Needham from Angles Way.



Site opposite Village Hall and Church – potential parking provision



Approximate area that could be protected to ensure view from church and provide enhanced parking provision for village hall and church