

Greater Norwich Green Infrastructure Study (December 2020)



Produced for Greater Norwich Local Plan by Norfolk County Council Environment Service

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1. Introduction

This study provides information on the existing Green Infrastructure (GI), Biodiversity and designated Historic Environment assets for proposed allocations within the Greater Norwich Local Plan (GNLP) area. It also outlines opportunities for potential enhancements of GI related to these based on existing data. As such this is desktop study and does not replace detailed site survey and design work.

The information provided will also make a link between county level GI strategy, local GI plans and proposed development sites. The aim being to help GI decision making at an allocation level.

2. Background

The main GI datasets – Strategic GI corridors and GI assets (shown in Maps 1 & 2) are taken from mapping produced for the Norfolk Green Infrastructure Mapping Project produced for Local Authorities and published in June 2018¹.

This mapped the current best assessment of existing GI assets from a wide range of sources and includes a range of formal and informal access sites across the county. This includes the Norfolk Trails network, Public Rights of Way (PRoW), open access land (as identified under the CRoW Act), accessible and partially accessible nature reserves, and coastal access land.

This map (Map 1.) has been used to provide information on existing GI in the following site narratives.

The Norfolk GI Mapping Project² also identified a network of Strategic GI corridors using the approach previously used for the Greater Norwich GI delivery plan³. This method was designed to provide links between protected sites, semi-natural habitats, development sites and provide linkages between key features. The method assesses the potential links between existing semi-natural habitats and protected sites, and the opportunity for land outside of these to provide sites for habitat or GI creation. Arable and plantation land within the area was considered as potential opportunity and the vicinity to existing habitat was assessed in a variety of ways. The addition of proposed development areas to this network then allowed a set of potential GI corridors to be designed. In addition, the majority of the Norfolk Trails network was included, particularly where the routes already form GI corridors, as were corridors designed for use in the Norfolk and Suffolk iteration of the Buglife B-Lines project.⁴

These corridors are used to inform the narrative below and shown in the associated maps. The width of the corridors have been reduced from that used for the county wide strategic map (Map 2.) following discussion with the commissioning team in order to allow a more nuanced assessment at the local housing allocation scale.

¹ Norfolk Green Infrastructure Mapping Project 2018 (Report R/100/002)

² Norfolk Green Infrastructure Mapping Project 2018 (Report R/100/002)

³ Greater Norwich Green Infrastructure Delivery Plan 2009

⁴ <https://www.buglife.org.uk/our-work/b-lines/>

Alongside this strategic network, where possible, local GI corridors have been suggested based on a similar set of criteria. These offer potential opportunities for links from or close to the allocation sites to the strategic network. In a similar way some potential areas for enhancement and improvement have been identified that provide additional potential such as hedgerows, tree belts and infrastructure where directly linked to the site allocations.

3. Links to additional GI Plans

At a Local Plan level, the Greater Norwich Infrastructure Plan⁵ (GNIP) has identified a number of GI priority initiatives that have informed this study:

- the Green Loop (linking Marriott's Way, Bure Valley Path and the proposed Broadland Way including linkages through the city such as the Norwich Riverside Walk)
- Burlingham Country Park
- the Yare Valley Parkway: a linear park linking Bawburgh in the west through to Whitlingham in the South East
- The North West Woodlands Country Park Houghen Plantation (also referred to as Felthorpe Common/Drayton Drewray). Broadland District Council purchased this site in early 2020; work is underway to deliver improvements to paths, signposting and providing an interpretation board. The park will then be developed further with the potential for a woodland play area and various other activities such as walking and cycling routes.

These are referenced in the text for allocations that provide opportunities to link to or develop these projects.

The GNIP also identifies additional GI priorities with associated projects that also inform this study. Where relevant these are referenced within the text.

- Projects that support delivery of Biodiversity Net Gain
- Projects that support the delivery of or connectivity to the Green Loop
- Projects that support the access on or connectivity to the Wensum Riverside Walk, from Hellesdon to Whitlingham
- Projects that support the access on or connectivity to the Red pedalway (which includes Marriotts Way)
- Projects that support enhancement, access and connectivity to and between green spaces around the major growth locations, Main Towns and Key Service Centres
- Projects that support the development of the Yare Valley Parkway and therefore help manage development pressure in the project area.
- Projects that provide viable alternative locations for recreational use, reducing the impacts made on the internationally designated sites arising from growth.

⁵ <https://www.greaternorwichgrowth.org.uk/delivery/greater-norwich-infrastructure-plan/>

Broadland District Council has recently tendered for a Norwich to Wymondham Green Infrastructure corridor study which consists of two phases. Phase one will be a high level GI strategy for locations along the A11 corridor with potential projects including Suitable Alternative Natural Green Space (SANGS). Phase two will be to identify the top 2 to 3 pieces of Green Infrastructure provision and work them up with detailed design and costings ready to deliver with additional funding and engagement with stakeholders. This work is currently timetabled for Summer 2021.

At an even more local level previous studies have assessed GI assets and requirements, and these have also been used to inform the site assessments. The following have been used to identify priority actions which are referenced in the text:

- East Broadland Green Infrastructure Project Plan (EBGIP)⁶
- North-east Norwich Growth Triangle Green Infrastructure Delivery Plan⁷ (NEGTGIP)
- West Broadland Green Infrastructure Project Plan (WBGIP)⁸

These plans used the same strategic GI corridors to identify priority areas and further consultation to identify potential GI delivery. Projects from these plans are referenced in brief for relevant sites. Full details of the proposed GI projects are provided in the plans and should be used to provide detailed information.

The following narrative text for the proposed site allocations brings together this information to identify key aspects of GI associated with each site and potential links to the strategic and local GI network.

4. Biodiversity Net Gain

Biodiversity Net Gain (BNG) is an approach to development that leaves biodiversity in a better state than before. This approach to development should provide a positive impact through avoiding or mitigating harm to biodiversity and delivering improvements through habitat creation and restoration of ecological networks.

Whilst BNG is not yet a mandatory element of the English planning system it will become so through the upcoming Environment Bill. As such all development delivered on the allocations within this document is expected to deliver BNG. National planning policy frameworks already encourage this net gain approach and the GNLP will follow this.

BNG will still require the application of the mitigation hierarchy to avoid, mitigate or compensate for biodiversity losses on any sites within the GNLP. BNG will operate in addition to these approaches, with the aim of ensuring that definite improvements to biodiversity are delivered.

⁶ East Broadland Green Infrastructure Project Plan (2015)

⁷ North East Growth Triangle Green Infrastructure Delivery Plan (2016)

⁸ West Broadland Green Infrastructure Project Plan (2018)

All developments will be expected to use a biodiversity metric that will assess the negative impacts on habitats arising from a development and calculating how much new or restored habitat, and of what types is required to deliver sufficient net gain.

5. Nature Recovery Network

The Nature Recovery Network⁹ (NRN) is a national approach to delivering improvements to biodiversity. The NRN will be a national network of wildlife-rich places. The aim is to expand, improve and connect these places across our towns, cities and countryside.

The NRN is a commitment in the government's 25 Year Environment Plan¹⁰ and part of the forthcoming Nature Strategy.

The NRN aims to address biodiversity loss, climate change and wellbeing.

Establishing the NRN will:

- enhance sites designated for nature conservation and other wildlife-rich places - newly created and restored wildlife-rich habitats, corridors and stepping stones will help wildlife populations to grow and move
- improve the landscape's resilience to climate change, providing natural solutions to reduce carbon and manage flood risk, and sustaining vital ecosystems such as improved soil, clean water and clean air
- reinforce the natural and cultural diversity of our landscapes, and protect our historic natural environment
- enable us to enjoy and connect with nature where we live, work and play - benefiting our health and wellbeing

Through work to create the NRN, by 2042 the aim is to:

- restore 75% of protected sites on land (including freshwaters) to favourable condition so nature can thrive
- create or restore 500,000 hectares of additional wildlife-rich habitat outside of protected sites
- recover threatened and iconic animal and plant species by providing more, diverse and better connected habitats
- support work to increase woodland cover
- achieve a range of environmental, economic and social benefits, such as carbon capture, flood management, clean water, pollination and recreation

A key part of delivery of the NRN at a local level will be the use of mapping and data to develop Local Nature Recovery Strategies (LNRS).

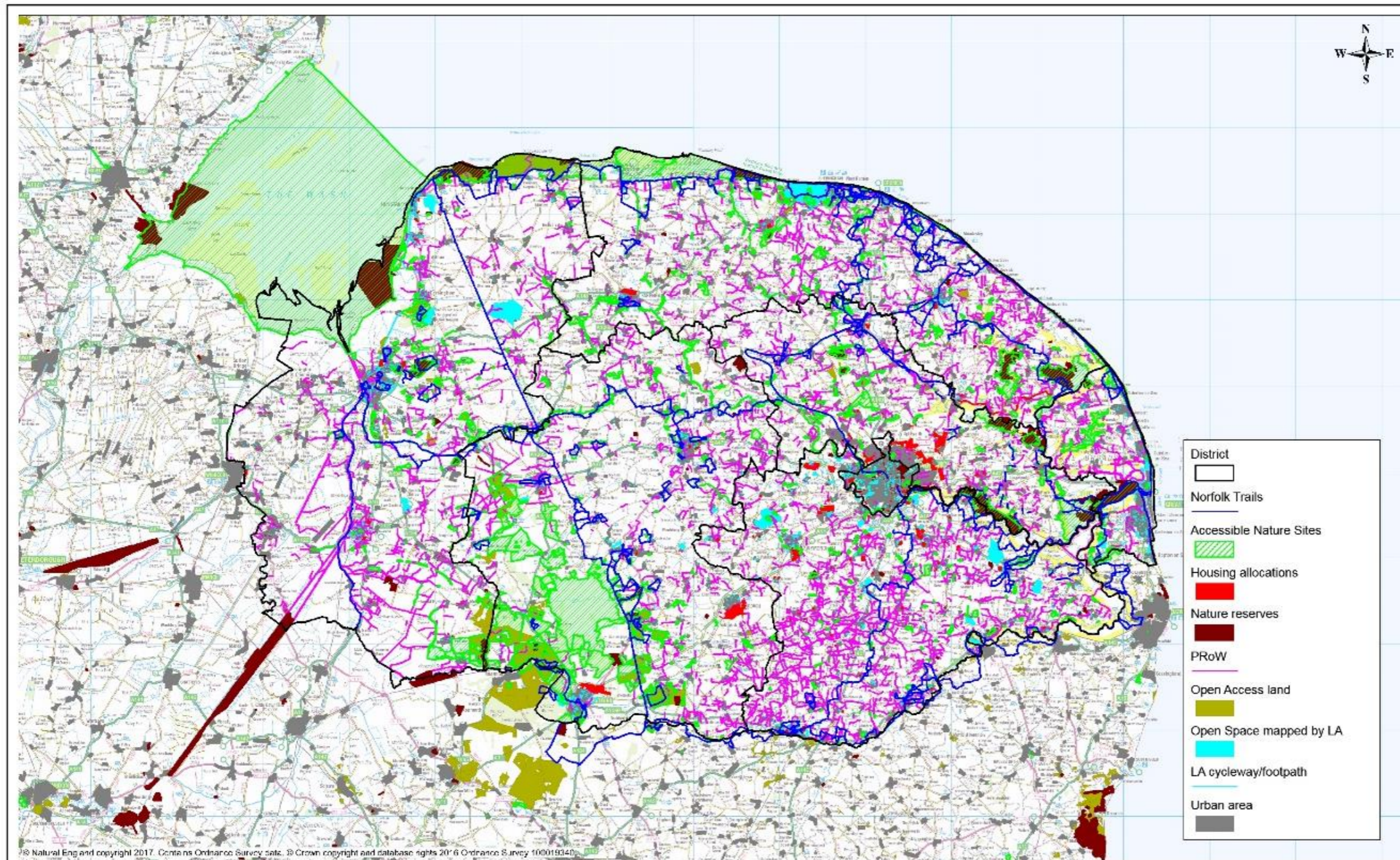
⁹ <https://www.gov.uk/government/publications/nature-recovery-network/nature-recovery-network>

¹⁰ [25 Year Environment Plan - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/25-year-environment-plan/25-year-environment-plan)

Norfolk County Council is part of the NRN as an NRN Delivery Partner. Whilst work to develop the NRN is just beginning, Norfolk and Suffolk have begun to develop a local response to the 25 Year Plan for the Environment with the first stage being the publication of a Natural Capital Evidence Compendium¹¹. As LNRS are developed for Norfolk they will become available to further inform the delivery of GI and BNG.

The methodology used to identify GI priorities in this document and the plans referenced within it will be applicable to the NRN and LNRS approach and so provide a suitable evidence base for use as these new approaches become more widely adopted.

¹¹ norfolkbiodiversity.org/assets/Uploads/NCC-SCC-Natural-Capital-Assets-Evidence-Compendium-30oct20.pdf

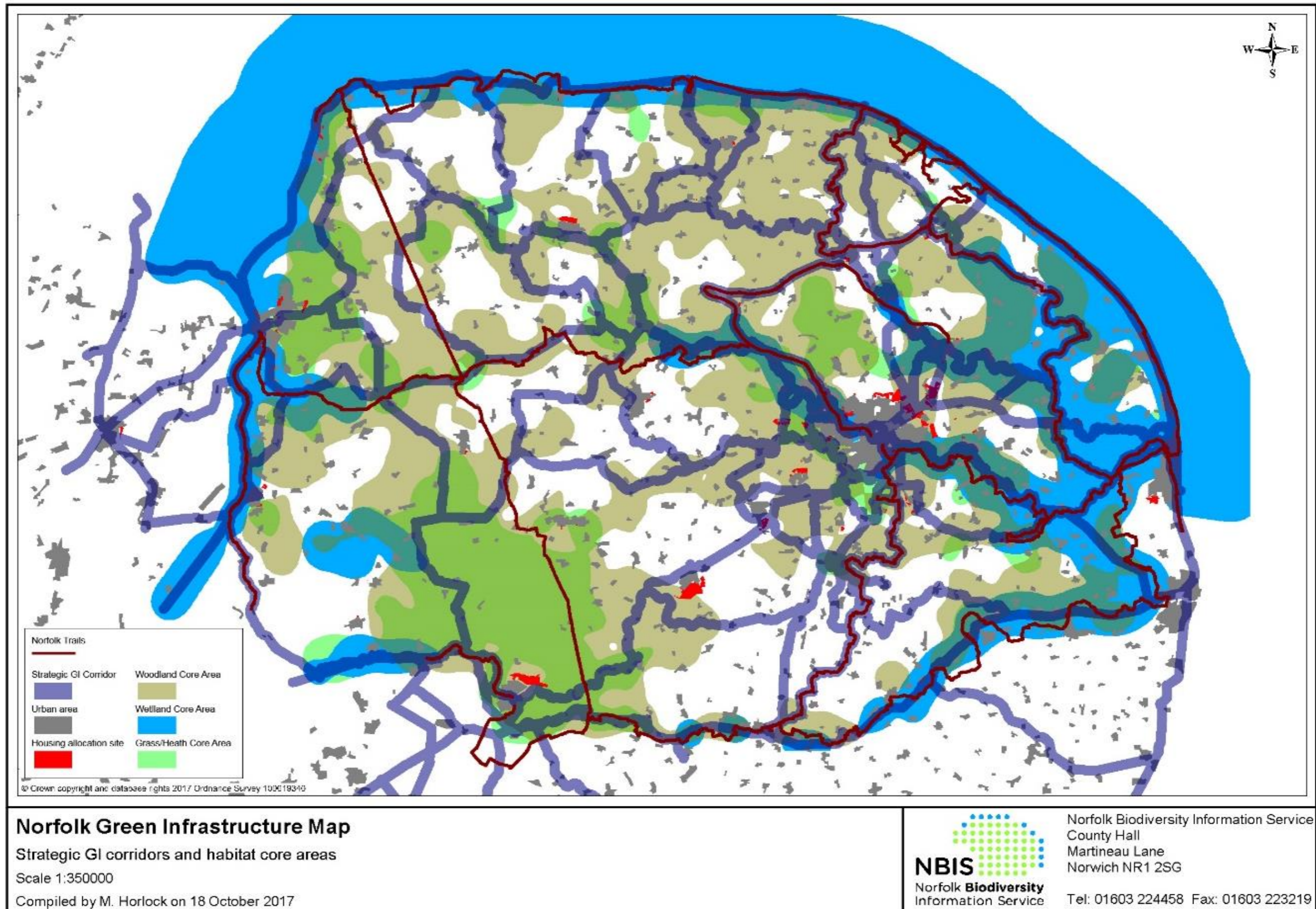


Current GI Assets

Scale 1:400000
 Compiled by K Rushen on 24 October 2017


 Norfolk Biodiversity Information Service
 County Hall
 Martineau Lane
 Norwich NR1 2SG
 Tel: 01603 224458 Fax: 01603 223219

Map 1. GI assets (note that this map shows housing allocations from the previous round of local plans and may not reflect the allocations described in this document)



Map 2. Strategic GI Map (note that this map shows housing allocations from the previous round of local plans and may not reflect the allocations described in this document)

6. Glossary

Biodiversity Net Gain

Biodiversity Net Gain (BNG) is an approach to development that leaves biodiversity in a better state than before. This approach to development should provide a positive impact through avoiding or mitigating harm to biodiversity and delivering improvements through habitat creation and restoration of ecological networks.

Conservation Area

These are areas of special architectural or historic interest where the character and appearance need to be protected or improved.

County Wildlife Site

County Wildlife Sites (CWS) are areas of land rich in wildlife and outside of the nationally protected areas (such as Sites of Special Scientific Interest (SSSI) and National Nature Reserves). CWS do not receive statutory protection but are protected through the planning system.

Green Infrastructure

A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Green infrastructure is not simply an alternative description for conventional open space. As a network it includes parks, open spaces, playing fields, woodlands, but also street trees, allotments and private gardens. It can also include streams, canals and other water bodies and features such as green roofs and walls.

Listed Building

A listed building is one that has been placed on statutory lists¹² because of its special architectural or historical interest. The list is maintained by Historic England. They are graded according to their quality and importance as Grade I, II* and II in descending order.

Local GI corridors

Corridors identified through local level mapping that provide links from individual development sites to the county level Strategic GI corridors. Whilst not identified as part of the strategic network they represent an opportunity for more local and smaller-scale delivery.

¹² <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>

Local Nature Reserve

A Local Nature Reserve (LNR) is a protected area of land designated by a local authority because of its local special natural interest and, where possible, educational and community value.

Local Nature Recovery Strategy

Local Nature Recovery Strategies (LNRS) are a key part of the national Nature Recovery Network⁵. They will map the most valuable existing habitat for nature, map specific proposals for creating or improving habitat for nature and wider environment goals, and agree priorities for nature's recovery.

Nature Recovery Network

The Nature Recovery Network¹³ will be a national network of wildlife-rich places. The aim of the network is to expand, improve and connect these places across our towns, cities and countryside. The NRN is a major commitment in the government's 25 Year Environment Plan¹⁴ and part of the forthcoming Nature Strategy.

Norfolk Trails

A network of 13 long-distance paths and associated circular walks covering 1,200 miles. Norfolk Trails¹⁵ are managed to national standards with strong emphasis on improving the health, wellbeing and prosperity of the county, bolstering tourism and contributing to the conservation and understanding of our outstanding natural and historic environment.

PRoW

A Public Right of Way is a route over which the public have the right to pass and re-pass. All Public Rights of Way are highways and are protected by highway law and other legislation.

Registered Parks and Gardens

Designed landscapes that are considered to be of national importance are included on The Register of Parks and Gardens of Special Historic Interest in England¹⁶. The register is maintained by Historic England on behalf of the Government. They are graded according to their quality and importance as Grade I, II* and II in descending order.

¹³ <https://www.gov.uk/government/publications/nature-recovery-network/nature-recovery-network>

¹⁴ [25 Year Environment Plan - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/25-year-environment-plan/25-year-environment-plan)

¹⁵ <https://www.norfolk.gov.uk/out-and-about-in-norfolk/norfolk-trails>

¹⁶ <https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/>

Strategic GI Corridors

Corridors identified through The Norfolk Green Infrastructure Mapping Project¹⁷ Report as targets for the development of GI as part of a county level network. These corridors often follow existing linear features such as river valleys or the Norfolk Trail network. However, in many cases they represent collections of individual sites offering the potential for increased connectivity or expansion.

Suitable Alternative Natural Green Space (SANGS)

A name given to green space that is of a quality and type suitable to be used as mitigation in relation to the protection of important natural spaces when residential development or growth is proposed.

¹⁷ Norfolk Green Infrastructure Mapping Project 2018 (Report R/100/002)

7. Norwich

These sites have been grouped together in maps with associated text below. Whilst potential GI opportunities are outlined for each set of allocations the nature and locations of sites may reduce on-site and adjacent potential so an overall set of principles should be considered within the urban area of Norwich.

- Maintain and enhance links from sites to existing greenspace
- Maintain existing on-site features such as trees where possible
- Enhance or promote links to the existing cycling and walking assets, particularly Norwich core cycle routes (Pedalways) and the Riverside Walk
- Consider the role of wider cycling and walking infrastructure development in association with site allocations

7.1 Norwich North Centre

Map ref: Norwich Map 1			
Address	Site Reference	Area (Ha)	Proposal
Land east of Starling Road	R20	0.27	Residential 23 dwellings
Land at 140-154 Oak Street and 70-72 Sussex Street	CC18(part & CC19	0.27	Residential 27 homes
Land adjacent to the River Wensum and the Premier Inn, Duke Street	GNLP0068	0.12	Residential led mixed-use development for a minimum of 25 homes or student accommodation 125 bedrooms.
Land at and adjoining Anglia Square	GNLP0506	4.79	Residential-led mixed-use development including in the region of 800 homes , student accommodation, retail units, offices and flexible workspace, hotel, leisure and hospitality uses and community facilities as part of a balanced mix.
Land at and adjoining St Georges Works, Muspole Street	GNLP2114	0.55	Residential led mixed-use development (to provide a minimum of 110 homes together with 5000sqm offices and managed workspace and potentially other ancillary uses such as small-scale retailing.)
Friars Quay car park, Colegate (former Wilson's Glassworks site)	GNLP2163	0.13	Residential development (25 homes minimum). Offices or other commercial uses would be appropriate as a small element of the scheme on the frontage to Colegate.
St Mary's Works	GNLP3054	1.05	Comprehensive mixed-use development to include residential and employment uses, with the possible

			addition of a hotel. (150 homes minimum)
Former Eastern Electricity Headquarters (Dukes Wharf), Duke Street	GNLP0401	0.83	Residential-led mixed-use development including a minimum of 100 homes (or at least 250 student bedrooms). May also include employment, managed workspace retail, leisure, financial and professional services, education and cultural uses.

These sites all lie within the historic core of the city and within the City Centre Conservation Area. The sites are all well linked to the Norwich core cycle routes and the Riverside Walk. The main areas of green space are focussed on the River Wensum and Riverside Walk which is a strategic GI corridor, but smaller sites related to churchyards and play areas are scattered throughout the area. Larger areas of green space lie to the west at Train Wood and Marriott's Way providing a link into the Norfolk trails network, and to the east at Mousehold Heath.

The main opportunities for GI enhancement are through improving links to the cycle routes and Riverside Walk. The larger allocations alongside the river provide more opportunity for creating on site spaces linking to the existing areas of green space associated with the latter.

7.2 Norwich Bluebell Road

Map ref: Norwich Map 2			
Address	Site Reference	Area (Ha)	Proposal
Land west of Bluebell Road and north of Daisy Hill Court/Coral Court, Westfield View	R42	3.44	residential led mixed use 60 dwellings

Redevelopment site on the western edge of Norwich. The site is adjacent to the River Yare strategic GI corridor and Yare Valley Walk providing opportunities to link the site directly into the network. The Yare Valley walk is a priority within the GNIP and the site offers potential to develop links from and through the site. Trees on site and immediately adjacent provide opportunities to link the site into habitats within the GI corridor. Where possible these should be preserved, in particular the treeline along the northern edge of the site providing connectivity to the strategic GI corridor.

CWS 1445 Bluebell Marsh lies between the site and the river and should be considered and protected through the site design. This offers an opportunity to link any on site habitat or greenspace into the CWS or use it as a protective buffer.

The site is directly adjacent to the core Norwich cycle routes on its eastern edge providing an existing link into the city.

7.3 Norwich Threescore

Map ref: Norwich Map 3			
Address	Site Reference	Area (Ha)	Proposal
Threescore Bowthorpe	R38	25.29	residential led mixed use 900 dwellings

Site on an existing area of greenspace at the western edge of Norwich. The site includes areas of grassland and trees and is adjacent to CWS 1451 Earlham and Colney Marshes, CWS 2012 Bowthorpe Marsh and CWS 2013 Twenty Acre and Bunkers Wood. Bowthorpe Marsh is also a LNR. CWS 1451 and 2012 lie within the River Yare Strategic GI corridor which includes the southern part of the allocation site. The existing habitat on site and adjacent provides opportunities to design high quality GI particular potential links through the site from CWS 2013 south to the GI corridor. This GI corridor is a priority within the GNIP and any opportunities to enhance access and habitat should be taken. Existing tree lines and linear features on site provide existing habitat corridors which could be enhanced as part of these connections. Any habitat on site should be preserved if possible, particularly where it may act as a buffer between development and the protected sites. Suitable BNG should be delivered for any habitat lost.

The site borders the Bowthorpe Conservation Area on its western edge and this should be taken into consideration in site design work.

Existing cycling and walking access for the site is good with the Norwich Core Cycle routes running adjacent and through the site. Walking access through the site and to the south to the LNR and beyond offer good existing routes and opportunities to further enhance the network.

7.4 Norwich City Hall/Ber Street

Map ref: Norwich Map 4			
Address	Site Reference	Area (Ha)	Proposal
10-14 Ber Street	CC3	0.11	residential led mixed use 10 dwellings
Land to rear of City Hall	CC24	0.40	Mixed use, 20 dwellings
Map ref: Norwich Map 10			
Land at Garden Street and Rouen Road	CC10	1.08	Mixed use 100 dwellings

These sites all lie within the historic core of the city and within the City Centre Conservation Area. The sites are all well linked to the Norwich core cycle routes. The main areas of green space are focussed on the River Wensum to the north which is a strategic GI corridor, but smaller sites related to churchyards and play areas are scattered throughout the area. Larger areas of green space lie to the west at Train Wood and Marriott's Way providing a link into the Norfolk trails network, and to the east at Mousehold Heath.

The main opportunities for GI enhancement are through improving links to the cycle routes and Riverside Walk.

7.5 Norwich Heigham

Map ref: Norwich Map 5			
Address	Site Reference	Area (Ha)	Proposal
Heigham Water Treatment Works	R31	1.37	Mixed use 60 dwellings

Redevelopment site adjacent to the River Wensum within the associated strategic GI corridor. A park surrounding the remains of St Bartholomew Church are to the east across Heigham Road. There are some trees and grassland on site. These should be preserved where possible and provide an opportunity to link habitats between the park and river.

The site is close to the Norwich core cycle routes and Marriott's Way Trail is on the opposite side of the river easily accessible via the existing road network. Enhancing links to this existing network offers an opportunity to provide good walking and cycling connections.

Map ref: Norwich Map 5			
Address	Site Reference	Area (Ha)	Proposal
Mile Cross Depot	R36	4.40	Mixed use 170 dwellings

Redevelopment site adjacent to the Marriott's Way Trail and within the associated GI corridor. Opportunities for GI provision are predominantly through connecting the site to Marriott's Way. A water course and scrub lie between the site and the Trail and offer the potential for an enhanced green corridor alongside the route.

The Marriott's Way provides a connection to the Norwich core cycle routes and wider cycling and walking network. The route also provides a direct link to existing nearby greenspace at Anderson's Meadow and Train Wood.

Map ref: Norwich Map 5			
Address	Site Reference	Area (Ha)	Proposal
Site of former Earl of Leicester Public House	R33	0.14	Residential 10 dwellings
The Norwich Community Hospital Site	R37	5.30	Hospital development and ancillary activities

Both redevelopment sites within areas of housing. Both sites are adjacent to CWS 1461 Earlham Cemetery which lies to the south on the other side of Bowthorpe Road. R37 also borders CWS 1464 Woodlands Park on its northern edge. Both sites have to opportunity to link into the habitats within the CWS with particular opportunities to develop connections between them through R37.

The sites are well connected to the Norwich core cycle routes providing opportunities to utilise and enhance the network.

7.6 Norwich Constitution Hill

Map ref: Norwich Map 6			
Address	Site Reference	Area (Ha)	Proposal
Site of former Start Rite Factory, 28 Mousehold Lane	R18	0.86	Residential 40 dwellings
Land North of Windmill Road	R19	0.19	Residential 17 dwellings

Sites within existing housing close to Mousehold Heath LNR. The sites have no direct connection to core cycle routes or GI however sites are accessible nearby using the existing road network. Opportunities should be taken to enhance connectivity of the site to the existing cycling and walking network.

Map ref: Norwich Map 6			
Address	Site Reference	Area (Ha)	Proposal
Land at Constitution Motors, 140-142 Constitution Hill	GNLP0282	0.27	Redevelopment for a minimum of 12 homes.

This is a brownfield site adjacent to areas of school playing fields with large trees.

The site is well connected to Norwich core cycle routes. Mousehold Heath LNR is close to the east.

7.7 Norwich Airport

Map ref: Norwich Map 7			
Address	Site Reference	Area (Ha)	Proposal
Two sites at Hurricane Way Airport Industrial Estate	R29	2.54	Residential 30 dwellings

Sites within existing housing and industrial units close to Norwich airport. Both sites have rough grassland, scrub and trees on site and adjacent. The sites are not directly connected to strategic GI but are on part of the Norwich core cycle route which runs alongside both sites.

Existing habitat on site should be preserved where possible and connections into habitat off site should be considered as opportunities to enhance any onsite greenspace.

Map ref: Norwich Map 7			
Address	Site Reference	Area (Ha)	Proposal
Land at Holt Road	R30	1.33	Employment

Site is rough grassland, scrub and trees adjacent to Norwich Airport. The site is not directly connected to strategic GI or cycling and walking routes though the Norwich core cycle routes connect to the Airport Park & Ride nearby. Opportunities to develop a direct link to this should be pursued.

Existing habitat should be preserved on site where possible and provides an opportunity to be enhanced as part of the site design.

7.8 Norwich South

Map ref: Norwich Map 8			
Address	Site Reference	Area (Ha)	Proposal
Land at Neatmarket on Hall Road	R1	4.51	Employment

Redevelopment site on southern edge of Norwich. Site is partly within the River Yare Strategic GI corridor. This offers the potential to link the site to a GI priority identified with the GNIP, though direct links are prevented by the railways running along the south and east sides of the site. The site has some rough grassland areas and treelines through and on the boundary of the site. The treelines provide existing corridors which should be preserved where possible and could be enhanced as part of any site design. The also provide ecological links from the site to habitats outside.

The site is directly connected to the Norwich core cycle routes.

Map ref: Norwich Map 8			
Address	Site Reference	Area (Ha)	Proposal
Ipswich Road Community Hub	R2	0.78	Residential 15 dwellings

Redevelopment site adjacent to CWS 2014 Danby Wood which is also a LNR. The site has large trees on its boundaries which should be preserved where possible. The proximity to the CWS should be considered during site design work and efforts should be made to prevent negative impacts. However, the CWS does offer opportunities to develop ecological connectivity with the site.

Danby Wood and Danby Close playground to its immediate north provide direct access to GI. The Norwich core cycle route is accessible in all directions from the site offering opportunities to enhance links to the site.

7.9 Norwich Ketts Hill

Map ref: Norwich Map 9			
Address	Site Reference	Area (Ha)	Proposal
Site of former Gas Holder at Gas Hill	R13	0.30	Residential 15 dwellings
Land at Ketts Hill and east of Bishop Bridge Road	R14/15	1.65	Residential 80 dwellings
Site of former Van Dal Shoes, Dibden Road	R17	0.54	Residential 25 dwellings
Land at Whitefriars	GNLP0409AR	1.61	Residential led mixed use 220 dwellings
Land South of Barrack Street	GNLP0409BR	2.17	Residential led mixed-use development (200 dwellings),

These are brownfield sites close to the River Wensum strategic GI corridor and Riverside Walk. The river and the higher ground of Ketts Height's, St James Hill and Mousehold Heath all provide access to areas of GI. The sites are well connected by the road network and by the Norwich core cycle routes.

Kett's Heights and Riverside Walk are priorities for GI and opportunities should be taken to enhance these assets and link the allocation sites to them.

Mousehold Heath is a CWS and LNR. Part of the site at St James Hill is also a geological SSSI.

Part of GLNP0409AR is within the City Centre Conservation Area with the original line of the city walls crossing the site. Appropriate consideration should be given to this when designing the site.

7.10 Norwich Trowse

Map ref: Norwich Map 10			
Address	Site Reference	Area (Ha)	Proposal
Land adjoining Norwich City Football Club north and east of Geoffrey Watling Way	CC16	2.23	mixed use 270 dwellings
<p>Land at the Deal Ground, Bracondale and Trowse Pumping Station in Norwich and the former May Gurney site at Trowse in South Norfolk (formerly GNL0360 21.90ha)</p> <p>Land at Carrow Works (formerly GNL0353 20.00ha)</p> <p>Utilities site (formerly R10 - 6.92ha)</p>	GNL0360/3053/R10	48.82	The East Norwich Regeneration Area is allocated for residential led mixed use development including housing, community, education and leisure facilities, employment and retail, local greenspace, biodiversity areas and recreational open space as part of a balanced mix, together with all necessary supporting vehicular, pedestrian, cycle and public transport access infrastructure. The site is expected to deliver in the region of 4000 homes subject to confirmation through detailed master planning as defined in policy 7.1 of this plan.

These sites sit within the junction of key strategic GI corridors directly adjacent to Wherryman’s Way and Boudicca Way Trails. Both sit adjacent to the River Wensum which forms one of these GI corridors. GNLP0360 Land at the Deal Ground is also adjacent to the River Yare which forms another strategic GI corridor. Local Nature Reserves lie to the east at Trowse and Whitlingham Country Park. Other areas of greenspace exist close by. The sites are directly linked to the Norwich core cycle network and National Cycle Network route 1 is also directly adjacent. As such the sites are well connected to existing GI.

The River Wensum and River Yare are GI priorities within GNIP and opportunities should be developed to increase access to and along both rivers. Development of suitable crossings should also be investigated to enhance access to existing and new GI.

The sites have sections that fall within Conservation Areas and contain listed buildings. GNLP3053 Land at Carrow Works also contains a scheduled monument. Appropriate consideration should be given to this when designing the sites.

Both sites contain areas of existing green space with GNLP3053 Land at Carrow Works containing aspects of existing landscape and tree planting that should be preserved in onsite GI design and offer opportunities to provide enhanced, high quality greenspace on site.

Map ref: Norwich Map 10			
Address	Site Reference	Area (Ha)	Proposal
147-153 Ber Street	CC2	0.18	Mixed use 20 dwellings
Hobrough Lane, King Street	CC7	0.35	residential led mixed use. 20 dwellings
King Street Stores	CC8	0.21	Residential 20 dwellings
Land at Garden Street and Rouen Road	CC10	1.08	Mixed use 100 dwellings
Land at Argyle Street	CC11	0.32	Residential 15 dwellings
Land adjoining Sentinel House (St Catherine’s Yard), Surrey Street	GNLP0451	0.38	Residential development (minimum 40 homes or 200 student bedrooms)

This cluster of sites are in the most part directly connected to existing GI corridors or greenspace. They are also directly connected to the existing Norwich core cycle network except for GNLP 0451, CC2 and CC3 though these are close to existing

routes with good connection via the existing road network. and some smaller existing areas of greenspace. All the sites except for R7 lie within the City Centre Conservation Area with heritage assets such as Listed Buildings nearby. Design work should take this into consideration.

Opportunities may exist to promote increased access from these sites to existing walking and cycling routes and greenspace as part of any city-wide strategy.

Map ref: Norwich Map 10			
Address	Site Reference	Area (Ha)	Proposal
Land at Lower Clarence Road	CC13	1.00	Residential 45 dwellings
Norwich Mail Centre, 13-17 Thorpe Road	CC15	1.52	Residential led mixed use 150 dwellings
Land West of Eastgate House, Thorpe Road	GMLP2164	0.19	Residential development (in the region of 20 homes)

These sites are not directly connected to strategic or local GI corridors but are adjacent to the Norwich core cycle network and close to existing greenspace of Rosary Cemetery and Lion Wood LNR to the north. The latter is within a strategic GI corridor.

Map ref: Norwich Map 10			
Address	Site Reference	Area (Ha)	Proposal
Land at Rose Lane/Mountergate (Mountergate West)	CC4a	1.20	Mixed-use 50 dwellings
Land at Mountergate/Prince of Wales Road (Mountergate East)	CC4b	2.39	Mixed-use 200 dwellings

These sites are within and adjacent to the River Wensum strategic GI corridor. The main opportunities for GI enhancement are through improving links to the Norwich core cycle routes and Riverside Walk. Larger allocations alongside the river such as this provide opportunity for creating on site spaces linking to the existing areas of green space.

The sites are within the City Centre Conservation Area and design work should take this into consideration

7.11 Norwich UEA

Map ref: Norwich UEA			
Address	Site Reference	Area (Ha)	Proposal
UEA - Land adjoining the Enterprise Centre at Earlham Hall (walled garden and nursery)	GNLP0133-BR	1.29	University-related uses, including offices (Use class B1(a)), research and development (Use class B1(b)) and educational uses (Use class D1) providing in the region of 5,000 sqm of floorspace
UEA – Land North of Cow Drive (the Blackdale Building, adjoining Hickling House and Barton House)	GNLP0133-C	0.89	Student accommodation, (a minimum of 400 beds (equivalent to 160 homes)) may include a small element of ancillary university related uses.
UEA – Land between Suffolk Walk and Bluebell Road	GNLP0133-DR	3.96	University related development for both academic and non-academic uses.
UEA - Land at the Grounds Depot Site, Bluebell Road	GNLP0133-E	1.60	Student accommodation, in the region of 400 beds (equivalent to 160 homes) which may include a small element of ancillary university related uses

This cluster of sites lie within the extent of University of East Anglia grounds. Much of the area is existing accessible greenspace, including a LNR and a large area of designated parkland associated with Earlham Hall that also forms the Earlham Conservation Area. Areas designated as CWS lie along the River Yare to the east which is a strategic GI corridor.

The sites are well connected to the Norwich core cycle routes and the Yare Valley Way. As such the sites are well served by existing GI provision with opportunities to link on-site design into the wider network. In particular Yare Valley Way is a priority

for GI development in the GNIP and opportunities should be taken to enhance and link to this route.

8. URBAN FRINGE

8.1 Bawburgh

Map ref: Bawburgh			
Address	Site Reference	Area (Ha)	Proposal
Bawburgh and Colney Lakes	BAW 2	70.54	Water-based country park

The site is an area of gravel pits alongside the River Yare on the western edge of Norwich. The site falls within the River Yare strategic GI corridor and the majority of the site is covered by County Wildlife Site 235 – Bawburgh/Colney Gravel Pits. Developments on site should preserve and enhance existing habitats and have the opportunity to link into the strategic GI network along the river valley. All design work should take consideration of the CWS designation of the site.

The northern edge of the site is adjacent to part of the core Norwich cycle routes providing a link into the city.

8.2 Costessey and Easton

Map ref: Costessey and Easton			
Address	Site Reference	Area (Ha)	Proposal
Longwater Employment Area, Costessey	COS 3/ GNLPSL2008	15.29	Employment uses
Costessey Longwater Development Boundary	COS 4		Longwater Employment Area

The sites sit within a series of strategic GI corridors. The river Wensum to the north and River Yare to the south and corridors running N-S to both the west and east. There is also a local GI corridor to the north between the site and the River Wensum that follows the river with a branch south through woodland to the west.

CWS 247 – Long Dale lies immediately to the north of COS4 and should be considered as part of site design, it does however provide opportunities to link any on site greenspace into the wider local and strategic GI network.

The A47 runs through the southern part of COS4 providing a major barrier to cycling and walking routes. However, the Norwich core cycle routes provide a link into the city from the east.

Map ref: Costessey and Easton			
Address	Site Reference	Area (Ha)	Proposal
Royal Norfolk Showground	COS 5 / GNLP2074		Leisure, tourism, recreation, arts

			and exhibition uses
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The site sits within a series of strategic GI corridors. The river Wensum to North and River Yare to South and corridors running N-S to both the west and east. There is also a local GI corridor to the north between the site and the River Wensum that follows the river with a branch south through woodland towards the site.

There is opportunity to develop links through the site from north to south to develop ecological connectivity between Longdell Hills and Bawburgh golf club and through to the River Yare. Though the A47 presents a major barrier to the north.

The A47 also present a barrier to cycling and walking development but connections into Norwich and existing cycling and walking routes could be made via Bawburgh and New Road to the south and Dereham Road to the NE.

Map ref: Costessey and Easton			
Address	Site Reference	Area (Ha)	Proposal
Land off Bawburgh Lane and New Road	GNLP0581	49.65	800 dwellings – contingency site
North of New Road, east of A47	GNLP2043	11.70	

The site lies on the western edge of Norwich between existing housing and the A47. The land is a mix of arable, grassland and woodland. A strategic GI corridor runs N-S through part of the site. This offers the opportunity to pserve and enhance on site habitat and link any greenspace on site into the wider strategic network.

The A47 acts as a barrier to the west though New Road provides a route under the road for cycling and walking. The site links directly to the core Norwich cycle routes via this on the eastern and southern edge and via existing housing to the north of the site at Longwater.

Map ref: Costessey and Easton			
Address	Site Reference	Area (Ha)	Proposal
Land south and east of Easton	EAS1	52.12	Residential Development 1,044 dwellings

The site sits within a series of strategic GI corridors. The river Wensum to North and River Yare to South with a corridor running N-S through Easton. There is also a local GI corridor to the north between the site and the River Wensum that follows the River Tud and woodland (CWS 2297 - Long Dell and Westlodge Hills) south towards Easton.

There is opportunity to develop links through the site from north to south to develop ecological connectivity between Longdell Hills through to the River Yare. Though the A47 presents a major barrier to the north.

The A47 also presents a barrier to cycling and walking development but connections into Norwich and existing cycling and walking routes could be made via Bawburgh and New Road to the south and Dereham Road via Easton village to the E.

8.3 Cringleford, Colney & Norwich Research Park

Map ref: Cringleford, Colney & Norwich Research Park			
Address	Site Reference	Area (Ha)	Proposal
Land at Rectory Road	COL 1	1.0	30 dwellings
Land rear/east of Institute of Food Research (IFR)	COL 2 / GNLP0140-C	4.24	E (gii) Science Park development, hospital expansion
Colney Development Boundary	COL 3	44.32	Redevelopment of existing hospital and science park uses
Colney Hall, Watton Road	GNLP0253	24.99	Mixed-use residential development, proposed for 200 retirement properties, an associated facility for life-long learning and support, and a well-being therapy centre.
South of Norwich Research Park extension	GNLP0331BR	1.26	Class E (gii) Science Park development
South of Norwich Research Park extension	GNLP0331CR	5.59	Class E (gii) Science Park development, hospital expansion and other ancillary proposals
Land north of the A11	HOU1/ GNLP0307/ GNLP0327	52.56	1,710 dwellings residential development and associated infrastructure

Sites are close to the strategic GI corridor of the Yare Valley and the best opportunities for ecological links to the site are in that direction.

The sites are well connected for cycling and walking with links via Cringleford to the SE and via Norwich Research Park, UEA and Earlham Park to E. Yare Valley Path and UEA Broad can be reached directly from the sites via routes to the E. The River Yare is a priority for GI within the GNIP and opportunities should be taken to enhance existing and develop new links to the river and Yare Valley way.

The Norwich core cycle routes connect directly with many of the sites.

A47 to the west and A11 to the south provide barriers to people and wildlife so best opportunities for both are provided by developing links to the Yare Valley on the east of the site.

8.4 Drayton

Map ref: Drayton			
Address	Site Reference	Area (Ha)	Proposal
Land east of Cator Road and north of Hall Lane, Drayton	DRA1	12.50	250 dwellings residential development, allotments and open space

The site lies to the west of the village on existing arable land. There are no direct links to habitat, Strategic or local GI corridors however the Marriott's Way strategic GI corridor is to the west and can be easily accessed via the village. This provides a cycling and walking route of high biodiversity value into Norwich to the east and Reepham to the west.

Priority GI projects have been identified in the vicinity within the WBGIP and opportunities to develop and progress these should be taken where possible. They are as follows.

WBGIP Project 1 Thorpe Marriott Greenway¹⁸

WBGIP Project 2 Drayton to Horsford Greenway¹⁹

WBGIP Project 4 South Drayton Greenway²⁰

¹⁸ West Broadland Green Infrastructure Project Plan (2018) p23

¹⁹ West Broadland Green Infrastructure Project Plan (2018) p26

²⁰ West Broadland Green Infrastructure Project Plan (2018) p33

8.5 Hellesdon

Map ref: Hellesdon			
Address	Site Reference	Area (Ha)	Proposal
Land at Hospital Grounds, southwest of Drayton Road, Hellesdon	HEL1	14.70	300 dwellings, and employment uses.
Land at the Royal Norwich Golf Club, either side of Drayton High Road,	HEL2	48.10	1,000 dwellings
North east of St Marys Church, Hellesdon	HEL3 / GNLP1020	1.3	Extension to the existing burial ground

Sites are redevelopments of existing use – golf course and hospital. The River Wensum and Marriott’s Way Strategic GI corridors are immediately to the west of the site providing opportunities to link into the network.

The sites connect directly to the Norwich core cycle routes. Marriott’s Way also provides a cycling and walking route into the wider countryside to the west.

Trees and grassland on site should be preserved where possible and offer potential opportunities to design quality greenspace linking into the wider strategic GI network.

Links to and enhancements of the strategic GI corridors should be a priority for GI. As should the delivery of a priority project identified within WBGIP which is directly linked to the sites:

WBGIP Project 3 Hellesdon to Drayton Greenway²¹

Map ref: Hellesdon			
Address	Site Reference	Area (Ha)	Proposal
Land northeast of Reepham Road, Hellesdon	HEL4 / GNLP1019	11.9	Recreational open space

Site on existing arable land at the northern edge of Hellesdon. A local GI corridor runs along the tree belt to the west of the site bordering Reepham Road. Otherwise habitat links are limited.

The Norwich core cycle routes can be accessed via the local road network to the south. This provides a link into the city and to Marriott’s Way to the south.

²¹ West Broadland Green Infrastructure Project Plan (2018) p30

8.6 Norwich and Broadland villages

Map ref: Horsham & Newton St Faith			
Address	Site Reference	Area (Ha)	Proposal
Land east of Manor Road, Newton St Faith	HNF1	2.53	60 dwellings

Site on existing arable with several tree belts to south of village. A lane through the site is part of the cycling and walking network associated with the Broadland Northway offering potential for enhancements of and links to this route.

The tree belts should be preserved where possible and provide opportunities to link the site into habitat to the north. Major roads to the west and south provide a barrier to ecological connections in those directions.

WBGIP identifies a project that can be contribute to the GI provision of the site and this should be progressed as part of the development:

WBGIP Project 7 East Horsford - connectivity and circular walk²²

Map ref: Norwich and Broadland Villages			
Address	Site Reference	Area (Ha)	Proposal
Land east of the A140 and north of Norwich International Airport, Horsham St Faith	HNF2/ GNLP0466R	35	Employment uses including for those benefitting from a location close to the airport
Land at Abbey Farm Commercial, Horsham St Faith	SL2007R/ GNLP4061/ HNF3	4.39	Employment uses (Use Classes E(g) B2, B8)
Land to the west of West Lane, Horsham St Faith	GNLP0125R	2.31	50 dwellings

Site is on arable land on the edge of the village. A local GI corridor is present to the north of the site linking to CWS 2178 – Horsham Meadows, as is Horsham St Faiths Conservation Area and the scheduled ancient monument remains of St Faiths Priory.

A lane to the south of the site provides access to walking and cycling routes associated with Broadland Northway and provides a link to A140 which connects to Norwich core cycling network near the airport.

Opportunities should be taken to enhance the walking and cycling routes including their development as habitat/green corridors.

²² West Broadland Green Infrastructure Project Plan (2018) p42

8.7 Rackheath

Map ref: Rackheath			
Address	Site Reference	Area (Ha)	Proposal
Land to the west of Green Lane West, Rackheath	GNLP0172	11.44	205 dwellings

Site GNLP0172 is bisected by the A1270 Broadland Northway. The section of site to the west of the road is well connected to adjacent woodland and parklands with opportunities to preserve trees and woodland on site and to make links to the surrounding landscape. The site is directly connected to cycling and walking routes associated with the Broadland Parkway and to the proposed Broadland Way to the East. To the west links to Norwich exist via Sprowston.

The site is adjacent to several strategic GI corridors and opportunities should be taken to connect with these.

The section of GNLP 0172 lying to the east of A1270 and GNLP 0351 are less ecologically connected to surrounding habitats being separated from them by the road though opportunities do exist to make links to the south. These sites are adjacent to a strategic GI corridor running NE through the disused Rackheath airfield.

These sites are also well connected to cycling and walking routes associated with Broadland Northway and the proposed Broadland Way. Links are also possible to existing public rights of way providing access to Salhouse to the East.

South of GNLP 0172 and GNLP 0351 is the site of a GI priority project identified by the NEG TGIP and opportunities should be taken to progress this a part of GI delivery through development of the sites:

GI in NEG T Project 4: Open space provision adj. to Newman Woods²³

8.8 Sprowston

Map ref: Sprowston			
Address	Site Reference	Area (Ha)	Proposal
Land off Blue Boar Lane/Salhouse Road, White House Farm	GNLP0132	66.78	Approx. 1,200 dwellings including public open space, sports pitches, landscaping etc.

This site contains an area mapped as replanted ancient woodland (Bulmer Coppice) and lies within a strategic GI corridor. CWS 1392 is immediately adjacent to the east. There are links to woodland possible in all directions although housing development and roads provide barriers. The best opportunities for ecological connectivity exist to

²³ North East Growth Triangle Green Infrastructure Delivery Plan (2016) p22

woodland and parkland to the east and north. Existing GI provision exists to the SW at Harrison’s plantation. This is also part of the strategic GI corridor and offers opportunities to develop the existing network.

Cycling and walking links routes associated with Broadland Northway lie to the east with potential for connection, and to the west via Sprowston.

A number of priority GI projects linked to the site have been identified within NEG TGIP and should be progressed as part of development work to deliver both on and off site GI. They are as follows:

- NEG TGIP Project no.2: Woodland Connections between Harrison’s Wood and Bulmer Coppice²⁴
- NEG TGIP Project no.16: Public parkland north of Thorpe End and Project no.17: Enhanced tree belts and landscaping²⁵
- NEG TGIP Project no.18: Recreation provision associated with White House Farm and other development²⁶
- NEG TGIP Project no.19: Sprowston Manor Golf Course – fulfilling ecological connectivity²⁷

8.9 Taverham and Ringland

Map ref: Taverham and Ringland			
Address	Site Reference	Area (Ha)	Proposal
Off Beech Avenue	GNLP0159R	0.97	12 dwellings

Site lies within an area of golf course and woodland. The latter providing opportunity to link any on site greenspace and tree planting into the surrounding landscape. The River Wensum Strategic GI corridor is to the west.

There are no direct links to cycling or walking routes however Marriott’s Way can be reached via the village to the east.

Map ref: Taverham and Ringland			
Address	Site Reference	Area (Ha)	Proposal
Land between Fir Covert Road and Reephams Road	GNLP0337R	81.69	Residential-led development of circa 1,400 dwellings, associated public open spaces and on-site

²⁴ North East Growth Triangle Green Infrastructure Delivery Plan (2016) p16

²⁵ North East Growth Triangle Green Infrastructure Delivery Plan (2016) p49

²⁶ North East Growth Triangle Green Infrastructure Delivery Plan (2016) p51

²⁷ North East Growth Triangle Green Infrastructure Delivery Plan (2016) p52

			attenuation, a new primary school and a local centre.
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The site is bordered to the south and east by housing and the north by A1270 Broadland Northway. The site is predominantly arable, but some belts of trees are present which should be preserved where possible and can provide some ecological connectivity through the site. Marriott's Way runs through the site to a green bridge over A1270. This is part of the Norfolk Trails network, a County Wildlife Site and a Strategic GI corridor. The connectivity of the route should be protected and enhanced as it offers opportunities to expand on the habitat present and to link the route into the development.

The site is well connected via Marriott's Way to surrounding settlements and Norwich. The green bridge offers connection to cycle and walking routes associated with Broadland Northway and to the developing Houghen Plantation country park (at Felthorpe Common/Drayton Drewray²⁸) and woodland at Horsford Heath/Horsford Woods²⁹.

²⁸ West Broadland Green Infrastructure Project Plan (2018) p21

²⁹ West Broadland Green Infrastructure Project Plan (2018) p25

9. Main Towns

9.1 Aylsham (Blicking, Burgh & Tuttington and Oulton)

Map ref: Aylsham			
Address	Site Reference	Area (Ha)	Proposal
Land at Dunkirk Industrial Estate (west), south of Banningham Road	AYL3	0.95	E(g), B2 & B8 uses
Land at Dunkirk Industrial Estate (east), south of Banningham Road, Aylsham	AYL4	3.2	E(g), B2 & B8 uses

Sites on grassland in industrial area to north of the town. Strategic GI corridors lie directly to the north – Weavers Way Trail, and south – River Bure. Several PRoW are also close by providing opportunities for cycling and walking.

Habitat should be preserved on site where possible and onsite greenspace should be used to link the site to and enhance the existing GI.

Map ref: Aylsham (Blicking, Burgh & Tuttington and Oulton)			
Address	Site Reference	Area (Ha)	Proposal
Land at Norwich Road	GNLP0596R	12.78	300 dwellings, including 90 bed care unit/extra care housing, and community park & ride facility

The sites lie to the south of the town on existing arable land. There is a field boundary with large trees on the south of the site along the A140 which should be preserved as part of onsite GI.

The strategic GI corridors of the River Bure and Marriott's are accessible via the town to the north. The Bure Valley Path is also accessible via this route.

Map ref: Aylsham (Blicking, Burgh & Tuttington and Oulton)			
Address	Site Reference	Area (Ha)	Proposal
Land to the South of Burgh Road	GNLP0311, 0595 and 2060 (combined)	12.86	250 dwellings, including a site for a new primary school

The sites lie to the east of the town on existing arable land. There is a field boundary with large trees between GNLP0311 and GNLP0595. The strategic GI corridor of the River Bure and associated local GI corridor lie to the east and the Marriott's Way to the west. The Bure Valley Path is directly adjacent to the south.

Opportunities exist to incorporate the existing field boundary and trees into site design as a green link N-S through the sites, and to provide links from the south onto the Bure Valley Path. This path provides a traffic free link into the town and to the Marriott's Way strategic GI corridor.

Bure Valley path is part of the Green Loop priority GI project within the GNIP³⁰ and opportunities should be taken to enhance the route and link it into the site. 'The Bure Valley Path: Access, Promotion and Recreational Enhancement' project will deliver three distinctive schemes which are as follows:

- Access – A crossing over the A140 delivering a safe passage for cyclists and pedestrians
- Promotion – a range of communications and marketing to promote the Bure Valley Path and the surrounding areas. This will include the promotion of circular walks along the route including a new booklet of walks with heritage, cultural and ecological interpretation
- Recreation – the creation of 6 circular walks, way marking, surface improvements, and a range of improvements to the ecological corridor through the implementation of biodiversity improvements

9.2 Diss (including part of Roydon) and Heywood

Map ref: Diss			
Address	Site Reference	Area (Ha)	Proposal
Frontier Agriculture Ltd, Sandy Lane	GNLP0102	3.61	150 dwellings

The site lies in an industrial area on the eastern edge of the town adjacent to the railway and station. Parts of the site fall within the Boudicca Way Strategic GI corridor and the entrance to Frenze Beck Nature Reserve CWS is adjacent to the site. Frenze Beck lies within another Strategic GI corridor.

Opportunities exist to link greenspace within the site to the strategic GI network and the adjacent nature reserve. Cycling and walking links to the Boudicca way via Diss station and to the north are possible.

9.3 Hethel

Map ref: Hethel			
Address	Site Reference	Area (Ha)	Proposal

³⁰ <https://www.greaternorwichgrowth.org.uk/delivery/greater-norwich-infrastructure-plan/>

South of Hethel Industrial Estate, Bracon Ash	GNLP2109	0.79	Employment uses associated with, or ancillary to, advanced engineering and technology-based business
Hethel Strategic Employment Area	HETHEL 1		Defined development boundary at Hethel
Hethel Strategic Employment Area	HETHEL 2	20.98	Uses associated with, or ancillary to, advanced engineering and technology-based business

Redevelopment site with grassland and arable. No direct links to Strategic or Local GI corridors though one does run N-S a short distance to the east of the town.

CWS 179 – Hethel Wood lies directly to the east. This should be considered in site design work but offers opportunities to link any on site greenspace into the wider countryside.

Cycling and walking links are limited to a single PRoW that does not link to any wider network.

9.4 Redenhall with Harleston (Needham, Brockdish (including Thorpe Abbots), Starston and Wortwell)

Map ref: Harleston			
Address	Site Reference	Area (Ha)	Proposal
Land at Spirketts Lane, Harleston	HAR 4	3.31	Residential -- approximately 95 homes
Land north of Spirketts Lane, Harleston	HAR 6	1.48	Employment uses in Class E(g)/B2.
Land south of Spirketts Lane, Harleston	HAR 7	4.47	Employment uses in class E(g) office, research and development, and industrial process, class B2 general industrial, and class B8 storage distribution
South of Spirketts Lane, Harleston	GNLP2108	7.18	150 dwellings

Site lies between the southern edge of the town and the A143 on existing arable land. The Angles Way Trail runs through HAR4 and GNLP2108 N-S. This provides a link into the town to the north and to the River Waveney Strategic GI corridor to the south. The route crosses the A143 without a formal crossing or bridge.

Opportunities exist to enhance the Trail through the sites as a N-S green link. Potential improvements to the crossing of the A143 to the south provide an opportunity to enhance wider countryside access and enhance the Trails network.

Map ref: Harleston			
Address	Site Reference	Area (Ha)	Proposal
Land off Station Hill, Harleston	HAR 5	1.23	Employment uses will include class E(g) office, research and development, and industrial process that can be carried out in a residential area. Other uses will include a small-scale food store, and/or health and community facilities

Site on rough grassland within the settlement. PRow adjacent to the site provide links to the wider countryside. The Angles Way Trail runs through the town to the south of the site.

Map ref: Harleston			
Address	Site Reference	Area (Ha)	Proposal
Briar Farm, Harleston	GNLP2136	27.04	360 dwellings, 90 bed care/extra care housing, retail or employment, community use and open space

The site is on existing arable land to the east of the town. A field boundary with hedgerow and large trees crosses part of the site. This offers the potential for enhancement as a green link E-W across the site. The Angles Way Trail crosses the

site and could be enhanced as a green corridor. An additional PRow is adjacent on the northern edge and both offer routes into the town. The Angles Way and wider PRow network provide links to the River Waveney Strategic GI corridor to the south of the town.

There are no direct links to habitat or existing greenspace other than allotments to the south. The A143 to the east creates a barrier with crossings for PRow and Angles Way not provided with formal crossings or bridges.

Potential opportunities exist for improving links across the A143 and enhancing the network into the town itself.

9.5 Wymondham

Map ref: Wymondham			
Address	Site Reference	Area (Ha)	Proposal
Land at Johnsons Farm	GNLP0354R	5.39	100 dwellings

The site is on existing arable to the east of the town. It is close to the River Tiffey Strategic GI corridor and existing greenspace at Wymondham Abbey and Toll's Meadow.

The site has no direct links to existing accessible greenspace, habitats or PRow. Potential for links into the wider GI and countryside access networks exist to the east through the adjacent residential areas.

Map ref: Wymondham			
Address	Site Reference	Area (Ha)	Proposal
North of Tuttle Lane	GNLP3013	2.54	50 dwellings

Site lies on the northern edge of the town. The site is grassland with hedges and large trees, with a small area of woodland directly adjacent to the north. A strategic GI corridor lies to the NW with links via the local road network and PRow.

The existing hedgerows and trees provide opportunities to maintain and enhance links to the adjacent woodland and habitats. Links to existing greenspaces and access routes within the town can be enhanced and promoted.

10. Key Service Centres

10.1 Acle

Map ref: Acle			
Address	Site Reference	Area (Ha)	Proposal
Land west of Acle (north of Norwich Road, south of South Walsham Road)	GNLP0378R and GNLP2139R	25.50	340 dwellings
Land north of Norwich Road	ACL1	5.60	140 dwellings

These sites to the west of the town lie on existing arable land. A PRoW with hedges and large trees alongside runs E-W between the sites linking Acle to the wider countryside to the west. This PRoW forms a strategic GI corridor and offers potential for an enhanced green corridor and access route through the sites. It also provides a link to the area identified as the potential site of Burlingham County Park within the GNIP³¹ and priority projects identified within the EBGIP.

EBGIP Project 2: Burlingham Trails Cycling & Walking Routes³²

EBGIP Project 3: Burlingham Trails Attractions and Facilities Project³³

Map ref: Acle			
Address	Site Reference	Area (Ha)	Proposal
Land to the south of Acle station (between Reedham Road and New Reedham Road)	ACL2	2.00	30 dwellings and class E(g) employment
Former station yard	ACL3	1	Use class B2.

Sites south of town adjacent to Acle Station on rough grassland and brownfield. A local GI corridor links the eastern side of ACL2 to woodland and wetland habitat and Weavers Way Strategic GI corridor to the east. This also marks the edge of the Norfolk Broads National Park. These factors provide opportunities to enhance and link on site habitats and greenspace into the wider network. However the A47 and railway act as barriers to the north of the sites.

³¹ <https://www.greaternorwichgrowth.org.uk/delivery/greater-norwich-infrastructure-plan/>

³² East Broadland Green Infrastructure Project Plan (2015) p21

³³ East Broadland Green Infrastructure Project Plan (2015) p23

There are no direct links to cycling and walking routes though these are accessible via Damgate to the east linking into Weavers Way Trail and through Acle to the north. The A47 and railway mean links to the north are limited to two road routes.

To the east of the site the site of a priority GI project within the EBGIP offers potential for development of links from the site and enhancement of off-site GI:

EBGIP Project 1 Acle Lands Trust Woodlands Access and Connectivity Project³⁴

10.2 Blofield

Map ref: Blofield & Brundall			
Address	Site Reference	Area (Ha)	Proposal
South of A47 and north of Yarmouth Road	BLO1	9.8	175 dwellings, maximum floorspace of 4,000 sqm E(g) use class and open space

Site on western edge of village. PRoW cross and run adjacent to the site providing links into the wider countryside with opportunities to enhance and link to the site design. There are no direct links to Strategic GI corridors within the village though there are local corridors based on wetland habitats alongside the Witton Run. Witton Run is a GI priority within the EBGIP and opportunities should be taken to progress the recommendations of this project

EBGIP Project 10: Witton Run GI Project³⁵

The PRoW offer opportunities to develop green space that links into the countryside around the site though the A47 poses a barrier to the north. PRoW cross the A47 via an informal crossing to the north that would benefit from improvements in order to increase access opportunities.

EBGIP identifies a number of potential GI improvements within an area west of Brundall that could be incorporated in any off-site GI provision associated with the site.

EBGIP Project 13: West of Brundall GI Project³⁶

Also within the wider Brundall area is a proposed improved access link that whilst not directly linked to the site could be considered as a potential option for additional off-site GI provision. This would provide valuable additional connectivity to the wider countryside.

³⁴ East Broadland Green Infrastructure Project Plan (2015) p20

³⁵ East Broadland Green Infrastructure Project Plan (2015) p34

³⁶ East Broadland Green Infrastructure Project Plan (2015) p38

EBGIP Project 8: Link from Blofield to Blofield Heath³⁷

Map ref: Blofield & Brundall			
Address	Site Reference	Area (Ha)	Proposal
Norwich Camping and Leisure	GNLP2161	0.91	15 dwellings

Redevelopment site on grassland with wide tree belt or hedgerow around the site which should be preserved where possible. Housing and other development around the site prevent direct links to GI or habitat. Local PRoW exist nearby though the A47 acts as a barrier to the north with limited crossing points. Further PRoW and Strategic and Local GI corridors lie further to the south west and are accessible via the village. Opportunities should be taken to improve these links.

Map ref: Blofield & Brundall			
Address	Site Reference	Area (Ha)	Proposal
Land north of Berryfields	BRU2	7.3	Recreational open space
Land east of the Memorial Hall, Brundall	BRU3	4.9	Recreational open space

Sites on the northern edge of the village bordering a local GI corridor of wetland habitats alongside the Witton Run. Local PRoW run alongside and close to the sites providing links into the wider countryside and to the River Yare Strategic GI corridor via Brundall. The A47 acts as a barrier to the north with limited crossing points for people and wildlife.

Opportunities exist to use onsite greenspace to buffer or link into the wetland habits of the Local GI corridor. BRU2 has hedge lines crossing the site that should be preserved where possible and could be used to provide connections to existing habitat off site.

Site BRU3 has recently been subject to planning consent as part of a wider site in this location; this was granted by appeal (application reference 20171386). The consent allows for provision of informal recreational open space to the west of site BRU3 which may be delivered as part of the development, although the eastern part of this site is lost to housing development through the appeal decision. The consent also includes the substantial landscape buffer along the northern boundary of the application site which is part of Witton's Run; it proposes to protect the landscape and biodiversity value of the Run Dike corridor, providing a belt of green infrastructure with additional native tree planting and new or enhanced habitats as a transition between the northern edge of Brundall and open landscapes to the further

³⁷ East Broadland Green Infrastructure Project Plan (2015) p32

north. Uses will include a country park for public recreation and ecological area for conservation and education.

The Witton Run is a priority for GI provision within the EBGIP and opportunities should be taken to enhance this GI corridor and provide links from the sites.

EBGIP Project 10: Witton Run GI Project³⁸

Nearby, EBGIP Project 9: Cremer's Meadow GI Project³⁹ and adjacent Marty's Meadow have recently been delivered through coordinated work between Broadland District Council and Brundall Parish Council. Additional opportunities to enhance off-site GI provision are identified in a further project within the EBGIP:

EBGIP Project 13: West of Brundall GI Project⁴⁰

10.3 Hethersett

Map ref: Hethersett			
Address	Site Reference	Area (Ha)	Proposal
Land to north and west of Hethersett	HET1 (part of GNLP0177A)	65.67	Uplift in numbers on existing allocation – 200 dwellings
North of Grove Road	HET2	3.8	At least 40 places of extra care housing
Land west of Poppyfields, Hethersett	HET 3	6.5	Informal open space

Sites on arable land to north of village. Some trees and hedges exist which should be preserved where possible to maintain links into woodland in the wider countryside. There are no direct links to Strategic or Local GI corridors. Local PRoW link to the western edge of the sites though most access to cycling and walking routes is via the village to the south. Opportunities should be taken to enhance links through the village. The Norwich core cycle routes link into the village via the B1172.

Most countryside access opportunities exist through developing links south through the village though the hedge and tree lines present have the potential to be used to develop links through the site to existing PRoW.

10.4 Hingham

Map ref: Hingham			
Address	Site Reference	Area (Ha)	Proposal
Hingham Industrial Estate at Ironside Way, Hingham	HIN2	2.24	Use classes E(g)/B2/B8 as an extension to the

³⁸ East Broadland Green Infrastructure Project Plan (2015) p34

³⁹ East Broadland Green Infrastructure Project Plan (2015) p33

⁴⁰ East Broadland Green Infrastructure Project Plan (2015) p38

			existing industrial estate
Land to the south of Norwich Road	GNLP0520 (18C) (part)	6.92	80 dwellings
Land north of Springfield Way and west of Dereham Road	GNLP0503 (18C) (part)	0.85	20 dwellings

Sites on arable on edge of village with limited connection to habitats or GI. There are no Strategic GI corridors close to the sites though local PRoW are adjacent or accessible close by. The village road network offers access to these and opportunities should be taken to enhance these links.

10.5 Loddon and Chedgrave (with Hales & Heckingham, Langley Street, Carleton St Peter, Claxton, Raveningham and Sisland)

Map ref: Loddon and Chedgrave			
Address	Site Reference	Area (Ha)	Proposal
Land adjacent to Loddon Industrial Estate, Little Money Road, Loddon	LOD 3	1.83	employment uses in Classes E(g)/B2/B8
Land to the east of Beccles Road, Loddon	GNLP0312	7.70	180 dwellings

Sites on arable and grassland adjacent to industrial land on southern edge of the village. Existing hedge lines and trees on boundaries of the sites should be preserved where possible and used to link into the wider countryside. The River Chet Strategic GI corridor passes through the village north of the sites as does the Wherryman's Way Trail. PRoW provide further cycling and walking access to the countryside around the village. The A146 provides a barrier to the south with only informal crossings for PRoW offering the potential for improvements to help increase links to the local network.

Map ref: Loddon and Chedgrave			
Address	Site Reference	Area (Ha)	Proposal
Land off Langley Road, Chedgrave	GNLP0463R	5.58	60 dwellings

Site on arable to north of village. Parkland lies across the road to the west of the site providing opportunities to link into woodland habitats. Existing hedge lines and trees

on boundaries of the site should be preserved and offer the potential to link into the wider countryside. The River Chet Strategic GI corridor passes through the village south of the site as does the Wherryman's Way Trail. PRow provide further cycling and walking access to the countryside around the village.

10.6 Poringland

Map ref: Poringland			
Address	Site Reference	Area (Ha)	Proposal
Ex MOD site, Pine Loke, Poringland	POR3	4.3	employment uses in Class E(g)

Site on previously developed land with grassland on western edge of the village. Woodland on western edge of the site offers potential links into the wider countryside and is part of the Boudicca Way Trail Strategic GI corridor. This Trail provides a walking route between Norwich and Diss. The Trail also provides a link from Poringland to accessible greenspace at Caistor St Edmunds. A further Strategic GI corridor lies east of the village. PRow provide further links from the village into the surrounding countryside.

10.7 Reepham

Map ref: Reepham			
Address	Site Reference	Area (Ha)	Proposal
Land off Broomhill Lane	REP1	8.2	100 dwellings, cemetery, open space and sports hall

Site on arable to south of the village. Some trees and hedges exist on boundaries and should be preserved where possible to provide links into the wider countryside particularly to the south where a CWS is immediately adjacent. Marriott's Way Strategic GI corridor passes the north and south of the village in a loop providing high quality cycling and walking access. The Trail is also a CWS and provides a biodiversity corridor. The route runs from Norwich to Aylsham with many circular routes off it including links through Reepham. This offers the best opportunity for GI delivery by linking the site either through existing PRow or development of new routes.

Marriott's Way is part of the Green Loop priority GI project within the GNIP⁴¹ and opportunities to enhance this route and link to the site should be taken where possible.

Map ref: Reepham			
Address	Site Reference	Area (Ha)	Proposal
Former station yard, Station Road	REP2	2.8	20 dwellings, E(g) and B2 employment uses

⁴¹ <https://www.greaternorwichgrowth.org.uk/delivery/greater-norwich-infrastructure-plan/>

Site on north of village directly alongside Marriott's Way Trail. This is a Strategic GI corridor and provides high quality cycling and walking access. The Trail is CWS and this should be considered during design of the site.

Marriott's Way is part of the Green Loop priority GI project within the GNIP⁴² and opportunities to enhance this route and link to the site should be taken where possible.

⁴² <https://www.greaternorwichgrowth.org.uk/delivery/greater-norwich-infrastructure-plan/>

11. Villages

11.1 Blofield and Brundall

Map ref: Blofield and Brundall			
Address	Site Reference	Area (Ha)	Proposal
Land to the north of Blofield Corner, opposite 'Heathway'	BLO5	0.97	36 dwellings
Land to the East of Woodbastwick Road	GNLP1048R	0.64	20 dwellings

The site is on arable land and adjacent to light industrial and housing. There are no direct links to existing Strategic GI or local ecological corridors.

11.2 Buxton with Lamas and Brampton

Map ref: Buxton with Lamas and Brampton			
Address	Site Reference	Area (Ha)	Proposal
Land east of Lion Road	BUX 1	0.70	20 homes

The site is on arable land adjacent to existing housing.

The Bure Valley Way can be reached via the village and forms a local GI corridor linking to a strategic GI corridor to the south east.

Cycling and walking links are provided by the Bure Valley Way, other nearby PRow and direct road links to the village. The Bure Valley Way is part of the Green Loop priority GI project within the GNIP⁴³ and links to this strategic route should be developed where possible.

Map ref: Buxton with Lamas and Brampton			
Address	Site Reference	Area (Ha)	Proposal
Land to the east of Aylsham Road	GNLP0297	1.68	40 dwellings

The site is on arable land adjacent to existing housing. The Bure Valley Way runs alongside the site and forms a local GI corridor linking to a strategic GI corridor to the south east.

⁴³ <https://www.greaternorwichgrowth.org.uk/delivery/greater-norwich-infrastructure-plan/>

Cycling and walking links are provided by the Bure Valley Way, other adjacent PRow and direct road links to the village. The Bure Valley Way is part of the Green Loop priority GI project within the GNIP⁴⁴ and links to this strategic route should be developed where possible.

The Bure Valley Path: Access, Promotion and Recreational Enhancement project will deliver three distinctive schemes which are as follows:

- Access – A crossing over the A140 delivering a safe passage for cyclists and pedestrians
- Promotion – a range of communications and marketing to promote the Bure Valley Path and the surrounding areas. This will include the promotion of circular walks along the route including a new booklet of walks with heritage, cultural and ecological interpretation
- Recreation – the creation of 6 circular walks, way marking, surface improvements, and a range of improvements to the ecological corridor through the implementation of biodiversity improvements

Site GNLP0297 is located directly adjacent to the proposed Buxton with Lamas Circular walk.

11.3 Cawston, Brandiston and Swannington

Map ref: Cawston, Brandiston and Swannington			
Address	Site Reference	Area (Ha)	Proposal
Land to the west of the existing cemetery, Cawston	CAW1	0.08	Extension to the existing burial ground

The sites is within the existing settlement. There are no direct habitat or GI links to the site. Marriott's Way a strategic GI corridor lies to the west on the opposite side of Cawston village.

Map ref: Cawston, Brandiston and Swannington			
Address	Site Reference	Area (Ha)	Proposal
East of Gayford Road fronting onto Aylsham Road	GNLP0293 (18C) (part of a larger site)	1.91	40 dwellings
Land east of Gayford Road	CAW2	0.80	20 dwellings

⁴⁴ <https://www.greaternorwichgrowth.org.uk/delivery/greater-norwich-infrastructure-plan/>

The sites are on arable land adjacent to the existing settlement. There are no direct habitat or GI links to the site. Marriott's Way a strategic GI corridor lies to the west on the opposite side of Cawston village.

11.4 Coltishall, Horstead with Stanninghall and Belaugh

Map ref: Coltishall, Horstead with Stanninghall and Belaugh			
Address	Site Reference	Area (Ha)	Proposal
South of Rail Line	GNLP2019	1.44	20 dwellings
Land at Rectory Road	COL 1	1.0	30 dwellings

The sites are on arable land at the edge of the existing settlement. Playing fields lie to the south and the Bure Valley Path is adjacent to the north. The latter provides a direct link to the site for cycling and walking and is a local GI corridor. The Bure Valley Way is part of the Green Loop priority GI project within the GNIP⁴⁵ and opportunities to enhance the route and provide links to this strategic route should be developed where possible.

Map ref: Coltishall, Horstead with Stanninghall and Belaugh			
Address	Site Reference	Area (Ha)	Proposal
Land at Jordans Scrapyard	COL2	1.80	25 dwellings

Site is within the existing settlement with large trees adjacent or on site. These should be preserved where possible and used to provide a link from the site into the surrounding habitats and GI corridors.

The River Bure Strategic GI Corridor is immediately to the west of the site and the Bure Valley Path local GI corridor further to the north. Another local GI corridor runs between these to the west. The Bure Valley Way is part of the Green Loop priority GI project within the GNIP⁴⁶ and links to this strategic route should be developed where possible.

All of these provide opportunities to link the site into the wider network both for people and wildlife.

A Conservation Area and Listed Buildings lie directly to the south and should be given consideration during site design work.

The Bure Valley Path: Access, Promotion and Recreational Enhancement project will deliver three distinctive schemes which are as follows:

⁴⁵ <https://www.greaternorwichgrowth.org.uk/delivery/greater-norwich-infrastructure-plan/>

⁴⁶ <https://www.greaternorwichgrowth.org.uk/delivery/greater-norwich-infrastructure-plan/>

- Access – A crossing over the A140 delivering a safe passage for cyclists and pedestrians
- Promotion – a range of communications and marketing to promote the Bure Valley Path and the surrounding areas. This will include the promotion of circular walks along the route including a new booklet of walks with heritage, cultural and ecological interpretation
- Recreation – the creation of 6 circular walks, way marking, surface improvements, and a range of improvements to the ecological corridor through the implementation of biodiversity improvements

All proposed allocations in Coltishall are located directly adjacent to or in close proximity to the proposed Coltishall Circular walks

11.5 Foulsham and Themelthorpe

Map ref: Foulsham and Themelthorpe			
Address	Site Reference	Area (Ha)	Proposal
Land at Old Railway Yard, Station Road, Foulsham	FOU2	1.1	Employment use (Use Class E(g), B2, B8)

The site is grassland adjacent to the existing settlement. A local GI corridor follows the tree and hedge line along the northern edge of the site which should be preserved where possible. Limited access to the wider countryside is provided by PRow accessed via the village.

The site is adjacent to a Conservation area and close to a number of Listed Buildings and these should be given consideration.

Map ref: Foulsham and Themelthorpe			
Address	Site Reference	Area (Ha)	Proposal
Land west of Foundary Close	GNLP0605	0.67	15 dwellings

The site is grassland adjacent to the existing settlement. There are no direct habitat or GI links. Limited access to the wider countryside is provided by PRow accessed via the village.

The site is adjacent to a Conservation Area and close to a number of Listed Buildings and these should be given consideration.

11.6 Freethorpe, Halvergate and Wickhampton

Map ref: Freethorpe, Halvergate and Wickhampton			
Address	Site Reference	Area (Ha)	Proposal

Land north of Palmer's Lane	FRE1	0.34	10 dwellings
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Site on arable to north of existing settlement. hedges running along the south and east of the site represent the only adjacent habitat. These should be preserved where possible. There are no direct links to existing local or strategic GI corridors.

Map ref: Freethorpe, Halvergate and Wickhampton			
Address	Site Reference	Area (Ha)	Proposal
South of Bowlers Close	GNLP2034	1.51	40 dwellings

Site on arable to south of existing settlement. A tree belt running along the south of the site represents the only adjacent habitat and should be preserved where possible. There are no direct links to existing local or strategic GI corridors.

11.7 Great Witchingham, Lenwade, Weston Longville, Alderford, Attlebridge, Little Witchingham and Morton on the Hill

Map ref: Great Witchingham, Lenwade, Weston Longville, Alderford, Attlebridge, Little Witchingham and Morton on the Hill			
Address	Site Reference	Area (Ha)	Proposal
Bridge Farm Field, St Faiths Close, Great Witchingham/ Lenwade	GNLP0608R	0.72	20 dwellings

Site is grassland with trees adjacent to existing settlement to south and disused gravel pits forming lakes to north. These lakes are County Wildlife Site 1350 – Lenwade Pits (west). The site sits within Strategic GI corridors following the River Wensum and Marriott's Way. The latter and Wensum Way both pass close to the site offering opportunities to link to the existing Norfolk Trails network. Marriott's Way providing an active travel route and green corridor between Norwich and Aylsham.

The Marriott's Way is part of the Green Loop priority GI project within the GNIP⁴⁷ and links to this strategic route should be developed where possible.

The tree cover provides a direct link between the site, the CWS and Marriott's Way Strategic GI corridor.

11.8 Horsford, Felthorpe and Haveringland

Map ref: Horsford, Felthorpe and Haveringland			
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⁴⁷ <https://www.greaternorwichgrowth.org.uk/delivery/greater-norwich-infrastructure-plan/>

Address	Site Reference	Area (Ha)	Proposal
Dog Lane, Horsford	GNLP0264	1.78	45 dwellings

Site is existing commercial property with lines of trees adjacent. These offer a potential link to local GI corridors linking to CWS 2268 – Drewton Drewray.

Dog Lane provides a cycling and walking link to the CWS and proposed country park at Felthorpe Common/Drewton Drewray and to routes associated with Broadland Northway that connect to Marriott's Way which is part of the Norfolk Trails network and a strategic GI corridor.

The proposed Houghen Plantation country park (at Felthorpe Common/Drewton Drewray) is a priority project within the WBGIP:

WBGIP Project 5 Felthorpe Common/Drayton Drewray⁴⁸

Further north through the village additional GI enhancements are proposed at Horsford Heath/Horsford Woods:

WBGIP Project 6 Horsford Heath/Horsford Woods – site enhancements⁴⁹

Opportunities should be take to contribute to the development of these GI assets and to provide links from the site.

11.9 Lingwood and Burlingham, Beighton and Strumpshaw

Map ref: Lingwood and Burlingham, Beighton and Strumpshaw			
Address	Site Reference	Area (Ha)	Proposal
West of Blofield Road, Lingwood	GNLP0380	1.05	30 dwellings
East of Station Road, Lingwood	GNLP4016 (part)	1.19	30 dwellings

Sites on arable land at edge of existing settlement. There are no direct links to existing GI corridors or habitat though the sites are close to a number of PRoW offering opportunities to develop links to the wider countryside particularly to areas of community woodland at Burlingham to the north.

The EBGIP has identified a priority GI project which provides the opportunity to deliver and enhance GI provision in the vicinity of the site:

EBGIP Project 14: South-East Lingwood GI Connectivity Project⁵⁰

11.10 Marsham

⁴⁸ West Broadland Green Infrastructure Project Plan (2018) p21

⁴⁹ West Broadland Green Infrastructure Project Plan (2018) p25

⁵⁰ East Broadland Green Infrastructure Project Plan (2015) p39

Map ref: Marsham			
Address	Site Reference	Area (Ha)	Proposal
South of Le Neve Road	GNLP2143	1.97	35 dwellings (and extension to cemetery)

The site is on arable land on the southern edge of the village. There are no direct links to existing GI corridors or habitats. The site is well connected to PRow giving opportunities to develop connections to the surrounding countryside including the local GI corridor following The Mermaid river to the north of the village, and Marsham Heath to the west.

11.11 Reedham

Map ref: Reedham			
Address	Site Reference	Area (Ha)	Proposal
Land to East of Station Road	GNLP1001	1.17	30 dwellings

Site is within the village adjacent to arable land. The Wherryman's Way strategic GI corridor passes through Reedham and the site falls within this. Where possible opportunities should be taken to enhance this corridor and provide links to the site.

Map ref: Reedham			
Address	Site Reference	Area (Ha)	Proposal
Mill Road	GNLP3003 (18C) (part of a larger site)	1.29	30 dwellings

Site is on arable land on the eastern edge of the village. The eastern edge of the site follows the railway and has a wide border of scrub. The Wherryman's Way strategic GI corridor passes through Reedham and the site falls within this. Where possible opportunities should be taken to enhance this corridor and provide links to the site

11.12 Salhouse, Woodbastwick and Ranworth

Map ref: Salhouse, Woodbastwick and Ranworth			
Address	Site Reference	Area (Ha)	Proposal
Site adjoining Norwich Road	GNLP0188	0.52	12 dwellings

The site is on arable land at the southern edge of the village. There are no direct links to existing habitat or GI corridors but there are opportunities to link to local GI corridors and PRow to the north via the village. These PRow provide a link to a Strategic GI corridor and the proposed Broadland Way trail to the west. Provision of enhanced routes through the village and existing PRow offer opportunities to connect to the wider GI network.

11.13 South Walsham and Upton with Fishley

Map ref: South Walsham			
Address	Site Reference	Area (Ha)	Proposal
Land to the rear of Burlingham Road/St Marys Close	SWA1	0.68	20 dwellings
Land north of Chamery Hall Lane	GNLP0382	1.12	25 dwellings

Sites are on arable land at south of village. Local and Strategic GI corridors nearby represent wetland habitats rather than access routes. Local PRoW provide links from the sites to the wider countryside including these local and strategic GI corridors.

Though not directly linked to the site and some distance to the north east the EBGIP identifies a priority GI project that could be used to provide enhanced off-site GI provision:

EBGIP Project 12: South Walsham GI Project to north west at Pilson Green⁵¹

⁵¹ East Broadland Green Infrastructure Project Plan (2015) p36