

**Old Catton, Sprowston, Rackheath
& Thorpe St. Andrew Growth Triangle
Area Action Plan (AAP):**

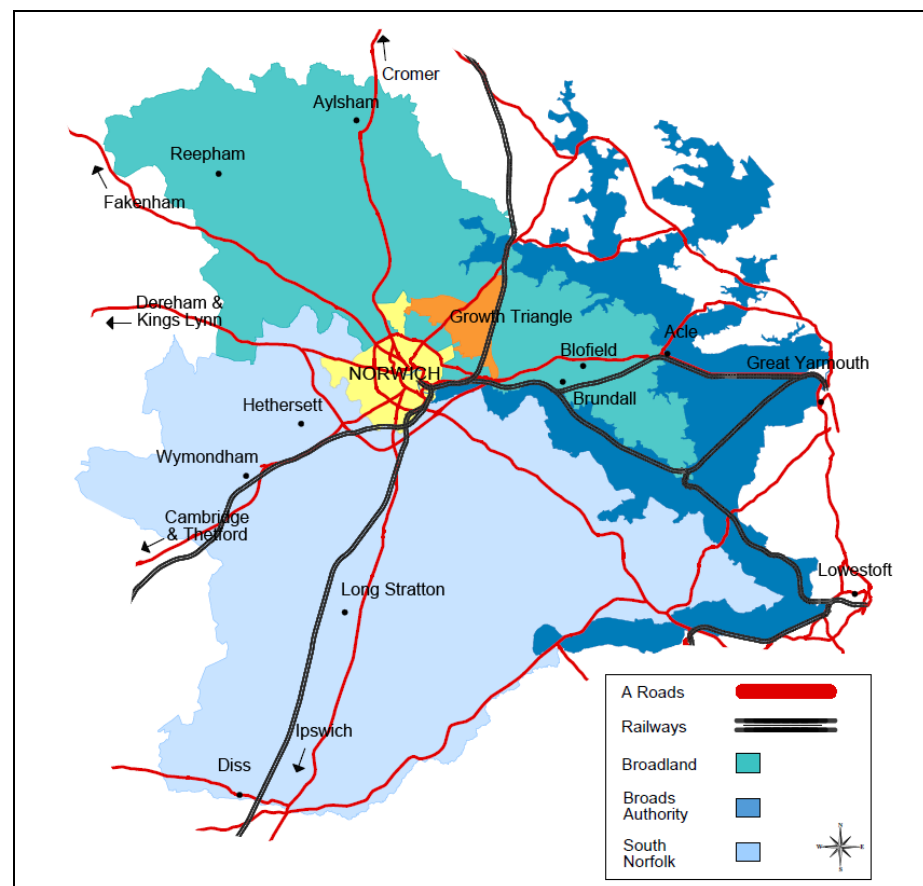
**Schedule of
Additional Modifications**

Additional Modifications

Reference	Page	Policy/Paragraph ¹	Main Modification
MiM1	1-2	n/a	Delete preface
MiM2	5	1.5	Environment: Protecting important habitats, including international sites, important attributes of the landscape and heritage assets <u>including the Broads, UK's most important wetland.</u>
MiM3	8	2.13	2.13 <u>2.17</u> A SA has <u>been</u> prepared alongside the AAP and its findings have informed its policies and allocations.

¹ Paragraph referencing corresponds to the Submission Draft Growth Triangle AAP, dated December 2014, and may differ in places to the referencing in the Adoption version.

Reference	Page	Policy/Paragraph ¹	Main Modification
MiM4	10	3.1	Amendment to diagram after paragraph 3.1 (page 10) to show the location of the Broads relative to the Growth Triangle.



Reference	Page	Policy/Paragraph ¹	Main Modification
MiM5	10	3.3	3.3 The Broads, which include areas of international nature conservation importance <u>and a diverse and unique landscape of national importance</u> , lie to the north of the Growth Triangle <u>and also to the south-east (near the Broadland Business Park)</u> . There are also a number of areas of wildlife importance in the Growth Triangle, most notable of which is Racecourse, Belmore and Brown's Plantation, collectively known as Thorpe Woodlands. Thorpe Woodlands is found close to the centre of the Growth Triangle and provides an important habitat which is recognised as a County Wildlife Site.
MiM6	15	4.12	4.12 As established by the JCS Habitat Regulations Assessment key environmental issues related to the Growth Triangle include maintaining flow levels in the River Wensum against a backdrop of increasing demand for water and the delivery of an effective Green Infrastructure strategy to mitigate against increased recreational pressure on the Broads <u>SPAs, SACs and RAMSAR sites</u> .
MiM7	15	4.14	4.14 Anglian Water Services Draft Water Resource Management Plan, <u>which received Secretary of State approval in July 2014 and will become effective from April 2015</u> , sets out steps to maintain the balance between water demand <u>and</u> supply whilst maintaining flows in the River Wensum. Mitigating increased recreational pressure on sensitive Broads habitats should <u>must</u> be offset through the provision of large new set piece parks and semi-natural open spaces coupled with improved walking and cycling links to these facilities. An example of this mitigation is provided by North Sprowston & Old Catton, which provides for a new Country Park within the bounds of the Historic Parkland of Beeston Hall.
MiM8	26	7.6	... Policy 2 of the JCS. However, the design and access statement supporting these smaller allocations <u>should</u> still address the requirement of this policy. This will ensure ...
MiM9	28	7.15	7.15 Seven secondary green infrastructure corridors to be delivered through this policy are: <ul style="list-style-type: none"> • Catton Park to Spixworth • Beeston Country Park to Spixworth Park • Thorpe Woodlands to Broadwalk Plantation/Fir Covert • Thorpe Woodlands to Dobbs Beck (via Harrisons Plantation)

Reference	Page	Policy/Paragraph ¹	Main Modification
			<ul style="list-style-type: none"> Thorpe Woodlands to Dobbs Beck (via Rackheath Park) Thorpe Woodlands to Whitten Run Witton Run; and, <p>Thorpe Woodlands to Smee Lane, Plumstead</p>
MiM10	37	8.6	8.6 The site, known as White Housing House Farm (South-West), benefits from outline planning permission which will enable the delivery of a new neighbourhood on the edge of the existing urban fringe...
MiM11	37	8.8	8.8 The site will provide a range of houses dwelling sizes and types...
MiM12	38	GT6	>A ROAD LAYOUT THAT CREATES A DIRECT VEHICULAR CONNECTION BETWEEN PEACHMAN WAY (SUBJECT TO ANY NECESSARY IMPROVEMENTS TO THE A47 POSTWICK JUNCTION) AND PLUMSTEAD ROAD EAST.
MiM13	42	8.25	...Consideration should be given as part of this development to how this junction could be re-engineered to better suit its likely future operation as a Bus Rapid Transit and Cycling cycling corridor.
MiM14	43	8.32	...In addition, informal open space in the form of a landscaped parkland should be provided between development on this site and Thorpe End, an An indicative suitable area for this parkland is identified on the policies map....
MiM15	46	8.43	8.43 Improvements to the A47 Postwick Interchange are in progress with construction of Postwick Hub having begun on site in spring 2014 will be necessary as required by the Highway Agency, either in the form of the Postwick Hub or a suitable alternative. Within the development the transport network should cater for non-motorised users, and road based public transport should also be enabled by roadways designed to accommodate bus services, including suitable layout and parking bays...
MiM16	47	8.44	...This will need to include significant landscaping along the edge of the development site with Green Lane South in order to maintain habitat connectivity to the proposed NDR mitigation measures at Smee Lane for the purposes, inter alia amongst of things , of bat commuting.
MiM17	54	8.63	8.63 8.74 Along with the the additional allocations that surround the site, North Sprowston & Old Catton will form the

Reference	Page	Policy/Paragraph ¹	Main Modification
			largest single new quarter within the Growth Triangle....
MiM18	54	8.67	8.67 8.78Given the uncertainty about this site, an additional site has been reserved as part of the North Rackheath allocation GT15 GT16
MiM19	55	8.70	8.70 8.81 The delivery of Beeston Country Park and the use of Red Hall farm Farm as recreational open space will contribute to the maintenance...
MiM20	57	8.76	...A discordant relations hip will diminish the overall quality of the townscape for both sides.
MiM21	58	GT15	> AN APPROPRIATE NOISE ASSESSMENT TO IDENTIFY ANY APPROPRIATE MITIGATION NECESSARY TO OFFSET THE IMPACT OF THE OPERATION OF ON THE AIRPORT.
MiM22	59	8.82	8.82 Either road link should be suitable for public transport, walking and cycling, if If also open to general traffic uses, traffic management measures should be put in place to prevent a significant increase in general vehicular traffic using St Faith Road, for example to exit or egress Norwich Airport Industrial Estate or the North Sprowston & Old Catton development.
MiM23	67	8.104	8.104 New cycling and pedestrian links across the frontage of the site, which are required as part of this allocation, will improve access to the Newman Road overbridge and Bitten Line Bridleway, which will improve the permeability of the NDR for for non-motorised users....
MiM24	75	9.25	9.25 In order to deliver the full scale of growth identified in 9.23 the following infrastructure will need to be delivered: <ul style="list-style-type: none"> • Postwick Hub, or a suitable alternative A link road between Postwick Hub and Plumstead Road
MiM25	77	9.29	9.29 Investment is needed across the Greater Norwich area to ensure that the necessary infrastructure is provide provided in a timely manner preventing the private sector from becoming constrained and unable to deliver housing jobs growth.

Reference	Page	Policy/Paragraph ¹	Main Modification		
MiM26	80	GT3	Additional Modification to Monitoring Framework for GT3: Transport. See below:		

Reference	Page	Policy/Paragraph ¹	Main Modification
			Road 2025/26
			St Faiths Road to Airport 2025/26
			Full <i>Cycle and Pedestrian Links</i> Link 2026
			Permission
			Feasibility Assessment Begun 2014/15
			n/a
MiM27	86	Glossary	Greater Norwich City Deals ...at least 300 new businesses <u>es</u> and 3,000 new high-value jobs...
MiM28	86	Glossary	Habitats Regulations Assessment (HRA) Derived from European law, the the Habitats Directive (92/43/EEC)...is incorporated in to UK law with the the Conservation of Habitats...
MiM29	87	Glossary	Mixed Use Development dry cleaner, funeral directors and internet cafes with <u>in</u> classes A1: ... worship, church halls, Non residential education and training centres within class D1 ... gymnasiums <i>but not areas for indoor or outdoor</i> sports and recreations with <u>in</u> class D2 ...
MiM30	88	Glossary	Postwick Hub ... and is part of a planning for consent for expansion of the Broadland Business Park ...
MiM31	100-102	10.1	Additional Modification to ED2.2, ED2.3, ED2.4, ED2.5, ED2.6, ED2.7 in NE Infrastructure Package. See Below:

Reference	Page	Policy/Paragraph ¹	Main Modification						
Reference		Scheme	Developments Served	Status	Expected Delivery	(1) Cost (£) (2) Funding (£) (3) Responsibility	Constraint (Dependency)	Comments	
ED2.1		1FE Primary School – White House Farm	North East Quadrant	Site & Contribution Secured Site as part of White House Farm scheme	2017-2020	(1) £4.6M (2) £4.34M (S106) / NCC Mainstream Funding/CIL (3)GNGB / Norfolk County Council		Site & Contribution secured through planning permission	
ED2.2		2FE Primary School inc. 60 Place Nursery – North Sprowston & Old Catton – Phase I	North East Quadrant, particularly North Sprowston & Old Catton	Site secured as part of Permitted North Sprowston & Old Catton Scheme	2018/19	(1) £5.4M £6.4M (2) NCC Mainstream Funding / CIL		Site secured through planning permission	

Reference	Page	Policy/Paragraph ¹	Main Modification						
						(3) GNGB / Norfolk County Council			
ED2.3		2FE Primary School inc. 60 Place Nursery – North Sprowston & Old Catton – Phase II	North East Quadrant, particularly North Sprowston & Old Catton	Site secured as part of Permitted North Sprowston & Old Catton Scheme	2025/26	(1) £5.4M £6.4M (2) NCC Mainstream Funding / CIL (3) GNGB / Norfolk County Council		Site secured through planning permission	
ED2.4		2FE Primary School inc. 60 Place Nursery – South of Salhouse Road	North East Quadrant, particularly Land South of Salhouse Road	Allocation Policy – GT7	2020/21	(1) £5.4M £6.4M (2) NCC Mainstream Funding / CIL		Site secured through grant of planning permission on allocation	

Reference	Page	Policy/Paragraph ¹	Main Modification						
						(3) GNGB / Norfolk County Council			
ED2.5		2FE Primary School inc. 60 Place Nursery – Land East of Broadland Business Park	North East Quadrant, particularly Land East of Broadland Business Park	Allocation Policy – GT11	2020/21	(1) £5.4M £6.4M (2) NCC Mainstream Funding / CIL (3) GNGB / Norfolk County Council		Site secured through grant of planning permission on allocation	
ED2.6		2FE Primary School inc. 60 Place Nursery – Rackheath	North East Quadrant, particularly Rackheath Eco-	Allocation Policy – GT16	2021/22	(1) £5.4M £6.4M (2) NCC		Site secured through grant of planning permission on	

Reference	Page	Policy/Paragraph ¹	Main Modification					
			community			Mainstream Funding / CIL (3) GNGB / Norfolk County Council		allocation
ED2.7		2FE Primary School inc. 60 Place Nursery – Rackheath	North East Quadrant, particularly Rackheath Eco-community	Allocation Policy – GT16	2030/31	(1) £5.4M £6.4M (2) NCC Mainstream Funding / CIL (3) GNGB / Norfolk County Council		Site secured through grant of planning permission on allocation
MiM32	103	10.1	Additional Modification to CF2.3 in NE Infrastructure Package. See Below:					

Reference	Page	Policy/Paragraph ¹	Main Modification				
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Reference	Scheme	Developments Served	Status	Expected Delivery	(1) Cost (£) (2) Funding (£) (3) Responsibility	Constraint (Dependency)	Comments
CF2.3	Community Facility, inc. Library Provision	North East Quadrant, particularly North Sprowston & Old Catton	Building space provided for as part of Permitted North Sprowston & Old Catton Scheme	2018/19	(1) £0.5M £2.54M (2) S106 / CIL (3) Developer / GNGB	Development of North Sprowston & Old Catton Site	2,000sqm of Community Space consented as part of planning permission for North Sprowston & Old Catton
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MiM33	14	4.6	... purposes of economic development. The JCS seeks to deliver an additional 50,000sqm of office floorspace <u>25 hectares of employment (including 50,000sqm of office space)</u> at Broadland Business Park, 25 hectares of land for employment at Rackheath and other employment opportunities as part of mixed use development.				
MiM34	73	GT1	...within the Broadland landscape. <u>For the avoidance of doubt it will be the applicant for planning permission who will be required to demonstrate that they have undertaken masterplanning in accordance with, and otherwise complied with, the requirements of this policy and the local plan when taken as a whole.</u>				

Reference	Page	Policy/Paragraph ¹	Main Modification
MiM34 ²		Map 5	Changes to the legend: Replace “GT2 Landscape Buffer In mixed-Use Allocation” with “ <u>GT2 RECREATIONAL OPEN SPACE TO FORM LANDSCAPE SETTING TO THORPE END</u> ”. Change annotation of reserve sites GT21 & GT22 to reflect allocation. Replace “GT3 Protected Route for Orbital Link” with “ <u>GT3 Route for Orbital Link</u> ”.

² Previously Main Modification MM36

Reference	Page	Policy/Paragraph ¹	Main Modification
			<p>Area Action Plan Map 5 Proposed Allocations</p> <p>Key</p> <ul style="list-style-type: none"> Completion of Existing Committed Development Residential Allocation Employment Allocation Mixed-Use Allocation GT16 North Rackheath Allocation of Community Use/Safeguarded Secondary School Site GT3 Route for Orbital Link Road GT2 Recreational Open Space to Form Landscape Setting to Thorpe End GT2 Public Open Space GT2 Landscape Buffer GT12 District Centre Potential Offsite Open Space for GT21 GT2 Primary GI Corridor GT2 Secondary GI Corridor NDR Safeguarded Route (JCS Policy) <p>Scale 1: 10,000</p> <p>Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. Ordnance Survey Licence number 100022319</p>
MiM35 ³	Map 6		<p>Changes to the legend: Replace “GT2 Landscape Buffer In mixed-Use Allocation” with <i>“GT2 RECREATIONAL OPEN SPACE TO FORM LANDSCAPE SETTING TO THORPE END”</i>. Change annotation of reserve sites GT21 & GT22 to reflect allocation.</p>

³ Previously Main Modification MM37

Reference	Page	Policy/Paragraph ¹	Main Modification
			Replace “GT3 Protected Route for Orbital Link” with “ <i>GT3 Route for Orbital Link</i> ”. Illustrate “area of search” for Potential Offsite Open Space for GT21 on policies map.