
Greater Norwich Local Plan
Local Plan Examination
Matter 2:
Vision, Objectives and the Spatial Strategy

Representations on behalf of
Norwich Airport Ltd

January 2022

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1.0 INTRODUCTION

- 1.1 This Statement has been prepared by Barton Willmore LLP on behalf of Norwich Airport Ltd (NAL), pursuant to Matter 2: Vision, Objectives and the Spatial Strategy. This follows representations to the two Regulation 18 consultations: Growth Options and Site Proposals Documents in March 2018 and Draft Strategy in March 2020 as well as Regulation 19 Local Plan consultation in March 2021 in relation to NAL's land interest at Norwich Airport ('the Site'). The Site has been known as 'Site 4, Norwich Airport during the Local Plan consultation process.
- 1.2 Site 4 was granted consent in April and May 2020 by Norwich City and Broadland District Councils for a 50/50 mix of aviation and non-aviation employment uses. Since that application expired in August 2021, this consent is being renewed by way of a new application, seeking the same uses over a slightly larger area (120,000sqm). It is anticipated that this current application will be determined by those two Councils Q1 2022.
- 1.3 In addition, NAL and the Greater Norwich Local Partnership (GNLP) signed a Statement of Common Ground in July 2021 on the proposed allocation at Norwich Airport (site reference: GNLP1061: Site 4, Norwich Airport), which was updated in October 2021 to incorporate both aviation and non-aviation uses. The proposed allocation at Norwich Airport is for strategic employment, comprising both aviation and non-aviation uses. The representations to the previous consultations describe the Site and the proposed allocation in further detail.

2.0 MATTER 2: ISSUE 3: ECONOMY

Issue 3: Economy

3. *Do the key strategic employment locations set out in Policy 7.1 and Policy 6, together support the vision and objectives of the Plan?*

- 2.1 The Vision and Objectives for the Greater Norwich Plan is to support a low carbon economy, which will compete globally through its world class knowledge-intensive jobs in the Cambridge Norwich Tech Corridor. It adds that the majority of the job growth will be delivered on key strategic sites in and around Norwich with good access to public transport, the major road network and a comprehensive cycling network.
- 2.2 Norwich Airport's Site 4 is considered one of the key strategic employment locations that is set out in the table described as 'Key Strategic Employment Areas'. The Site will contribute towards the Vision and Strategic Objectives for the Local Plan. The Site is situated within the Cambridge Norwich Tech Corridor, which highlights for the potential for expansion to Amsterdam and beyond due to the daily flight(s) from Norwich Airport. The Site therefore supports the Vision for the Greater Norwich Plan by providing high quality employment floorspace within the Cambridge Norwich Tech Corridor.
- 2.3 The Site is located adjacent to the major road network (A1270), providing high connectivity to the Greater Norwich Area and beyond. The application for the Site that is currently being determined by Norwich City and Broadland District Councils provides further details on the sustainable transport links from the Site. Initiatives include a parcel of land which is safeguarded for the provision of a mobility hub to improve the sustainable transport options for the Site.
- 2.4 The proposed mix of aviation and non-aviation uses will contribute towards world class knowledge-intensive jobs. The application that is currently being determined seeks approval for a mixture of uses, contributing towards knowledge-intensive jobs for both aviation and non-aviation uses. The provision of non-aviation uses is essential to deliver the necessary infrastructure works required to unlock development and support the potential for aviation uses on the Site. Aviation employment floorspace will simply not be sufficient to enable the required infrastructure. Consequently, the requirements to deliver half the Site for aviation development will simply not be deliverable, thereby not meeting the objectives of the Local Plan.

- 2.5 Although the submitted Regulation 19 Plan seeks solely aviation uses, the updated Statement of Common Ground, which has been submitted to the Inspectorate (October 2021), confirms that the proposed allocation seeks a 50/50 split between aviation and non-aviation uses, which is supported by NAL. Economic sectors that will benefit from a location at Norwich Airport comprise logistics and freight and advanced manufacturing and engineering sectors, identified in the Norfolk and Suffolk Economic Strategy, used as evidence for the Greater Norwich Local Plan.
- 2.6 As an application is currently being determined by the relevant Local Authorities who are part of the Greater Norwich Plan, the land will be made available early on in the Greater Norwich Local Plan Period to support the region's economic growth.
- 2.7 In conclusion, NAL considers that Site 4, Norwich Airport, as a key strategic employment location supports the Vision and objectives of the Greater Norwich Local Plan.

4. Are the key strategic employment locations consistent with the spatial distribution of growth set out in the Plan?

- 2.8 As stated above, Site 4, Norwich Airport is considered a key strategic employment location in the Greater Norwich Local Plan.
- 2.9 The spatial distribution of growth in the Greater Norwich Local Plan is focused on locations with the best access to jobs, services and existing and planned infrastructure in and around the Norwich Urban Area and the Cambridge Norwich Tech Corridor.
- 2.10 Site 4, Norwich Airport, is located within both the Norwich Urban Area and the Cambridge Norwich Tech Corridor. The Norwich Urban Area comprises Norwich and the built up areas of the surrounding fringe Parishes. The Site also comprises brownfield land, which is in line with the Greater Norwich Local Plan's aim to maximise brownfield development.
- 2.11 The settlement hierarchy is to deliver the growth primarily within the Norwich Urban Area. The location of Site 4, Norwich Airport supports the settlement hierarchy of the Greater Norwich Local Plan.
- 2.12 In conclusion, the allocation of Norwich Airport as a key strategic growth employment location does support the spatial distribution of growth in the Greater Norwich Local Plan as it is situated within both the Norwich Urban Area and the Cambridge Norwich Tech Corridor.

3.0 CONCLUSION

- 3.1 In conclusion, Norwich Airport Site 4 is located within both the Norwich Urban Area and the Cambridge Norwich Tech Corridor.
- 3.2 The Greater Norwich Local Plan states that growth is to be focused on these two areas, maximising brownfield land. Site 4 comprises brownfield land and will provide a mix of both aviation and non-aviation employment uses to support the Greater Norwich Economy. As the application for employment uses is currently being determined by Norwich City and Broadland District Councils, it will be available early on in the Greater Norwich Local Plan Period.
- 3.3 Site 4 was granted consent in 2020 for a 50/50 mix of aviation and no-aviation employment uses and is currently being renewed, seeking the same uses over a slightly larger area (120,000sqm). It is anticipated that this current application will be determined by those two Councils in Q1 2022. The provision of non-aviation is essential to deliver the necessary infrastructure. Aviation employment floorspace will simply not be sufficient to enable the required infrastructure.
- 3.4 In addition, NAL and the GNLP signed a Statement of Common Ground in July 2021, with an update in October to reflect aviation and non-aviation uses.
- 3.5 Site 4, Norwich Airport supports the vision and objectives of the Plan, with regard to the Economy and should therefore be allocated for aviation and general employment uses in the Greater Norwich Local Plan.

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