

North Norfolk Local Plan Examination: Inspector Actions (Week 1)

Matter 8, Question 1:

'Please provide a Position Statement detailing opportunities for further growth at Scottow Enterprise Park outside of the Technical Area and whether policy adjustment required.'

Scottow Enterprise Park

The Airbase Technical Area (see Map 1 below) for the former RAF Coltishall airbase was identified on the Proposals Map as part of Core Strategy (2008) Policy EC4 to allow development proposals for the re-use or redevelopment of the existing buildings within the identified area. Norfolk County Council bought the land forming Scottow Enterprise Park in 2013. The Enterprise Park comprises a smaller area of land than the Council's identified Airbase Technical Area, as shown on Map 2 below, as it does not include the existing HMP Bure to the west of the Enterprise Park and the 7.3 hectares of land contained within the north-east part of the existing Airbase Technical Area.

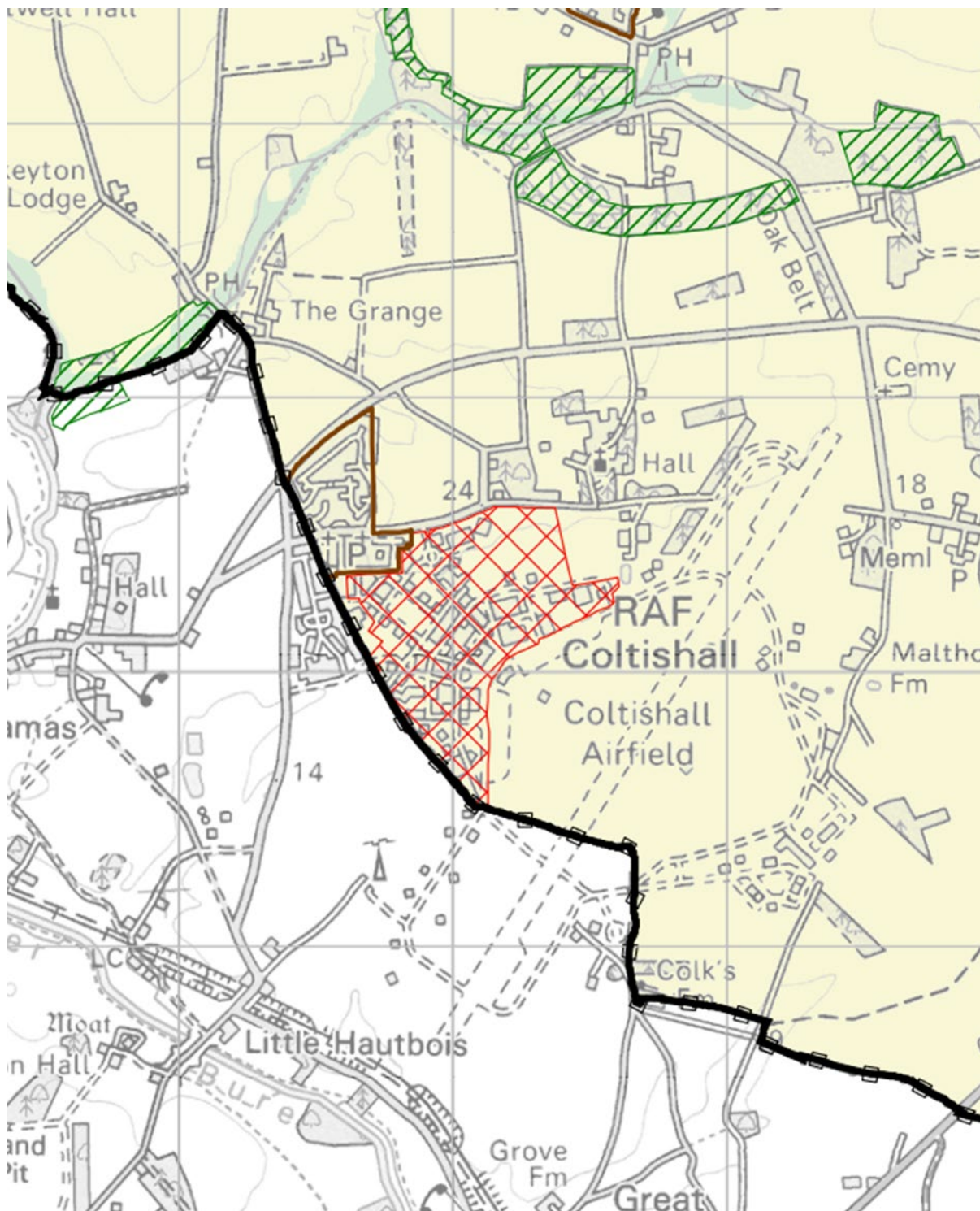
This Airbase Technical Area remains the same on the Policies Map with the smaller area of Scottow Enterprise Park being identified as an Enterprise Zone on the Policies Map. Policy E1: Employment Land, correctly records that there is no undeveloped land available within the Enterprise Park itself as evidenced through the boundary review contained in the council's background paper on Employment [C3].

Criterion 3 of Policy E2: Employment Areas, Enterprise Zones & Former Airbases of the Local Plan allows the re-use and redevelopment of existing buildings within the Airbase Technical Areas, further flexibility is created through the proposed minor modification to Policy E3: Employment Development Outside of Employment Areas (reference PMIN/E3/01) to include the ability for new development outside of designated Enterprise Zones. Consequently, the 7.3 hectares remaining within the northeast part of the identified Airbase Technical Area, would have policy support for new employment uses, as well as other land outside the Enterprise Park boundary.

Map 3 shows the district boundary between North Norfolk and Broadland areas, which splits part of the village of Badersfield between the two Council's. For information, the Greater Norwich Local Plan equally does not allocate new residential or employment land at Badersfield or adjacent to Scottow Enterprise Park.

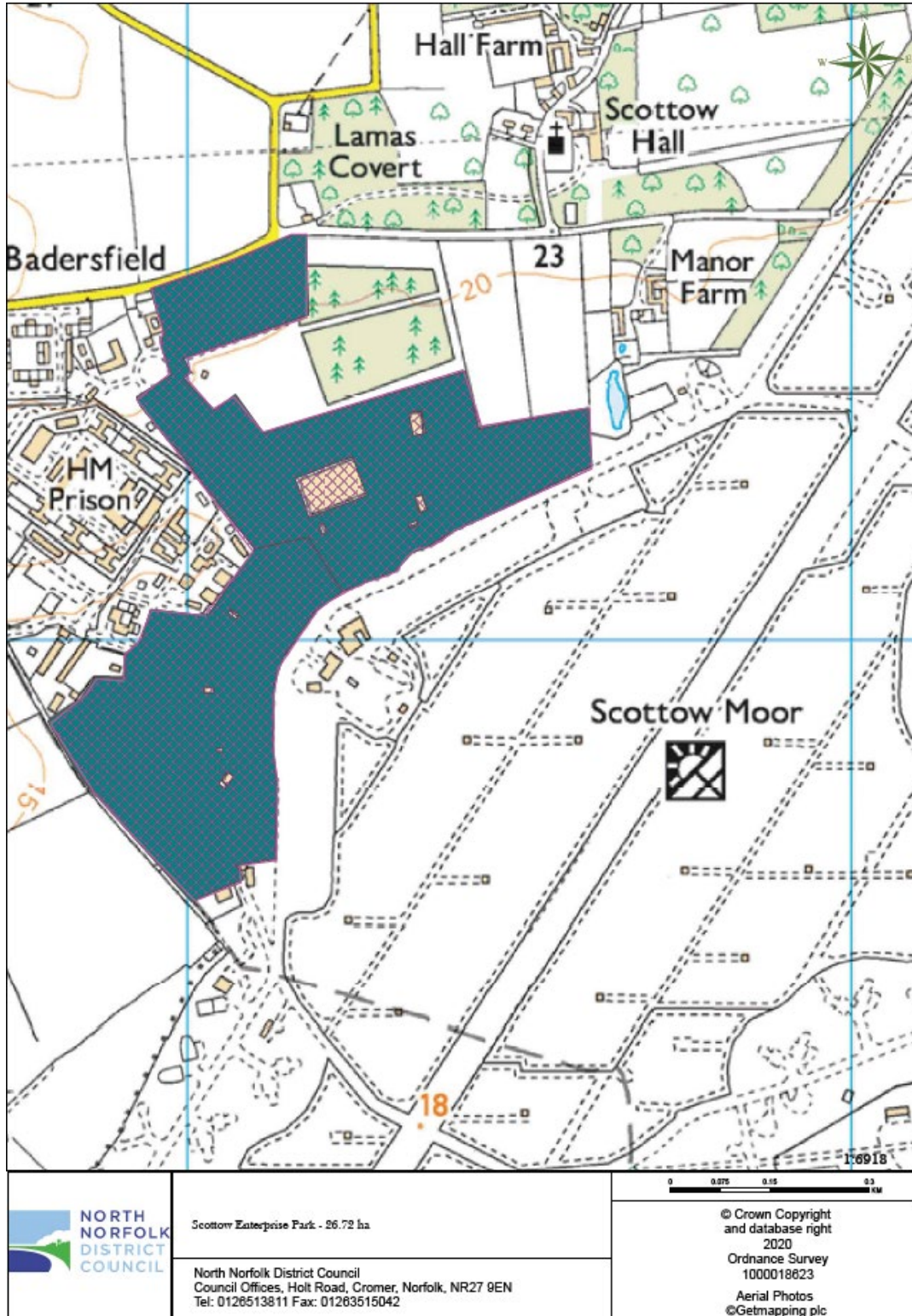
Attached map 1-3 below.

Map 1: Airbase Technical Area as designated on adopted Core Strategy Proposals Map (2008) and Policy EC4.



Source:
Core Strategy Proposals Map: Proposals Map (East)
[26 - proposal_map_east.pdf \(north-norfolk.gov.uk\)](http://north-norfolk.gov.uk)

Map 2: Scottow Enterprise Park



Source: Map created from North Norfolk DC Uniform Planning System

Map 3: Aerial View showing district boundary between North Norfolk (northeast) and Broadland (southwest) areas



Source: Google Maps

- - - District Boundary