

# FLIGHTPATH

Delivering Growth at Airports



Nathaniel Lichfield  
& Partners  
Planning. Design. Economics.



**Aviation Policy Framework 2013 Objectives:**

- Making better use of existing airports;
- Integrating airports into the wider transport network;
- Recognising the benefits of aviation, with the need to consider the environmental effects of aviation; and
- Encourage the aviation industry and local communities to improve the way they work together.

*“The Government recognises the very important role airports across the UK play in providing domestic and international connections and the vital contribution they can make to the growth of regional economies”*

APF 2013 p.22

*“Alongside economic benefits, airports bring noise, air pollution and carbon emissions, all of which can have significant impacts on the environment and on the quality of life for people who live or work nearby. The planning process must therefore ensure that decisions on airport capacity balance local considerations with the national interest”*

Sir Howard Davies – Airports Commission Chair

**Delivering Growth at Airports**

Airports are confronted with a complex process when seeking to meet their business growth and operational development requirements. They have to deal with the airport regulatory authorities, as well as national and local land use planning frameworks.

Aviation policy presents both opportunities and threats to airports, with the need to balance environmental, economic and social impacts. Planning policy across the UK requires that plans take account of the growth of airports and their role in serving business, leisure, training and emergency services needs within their areas.

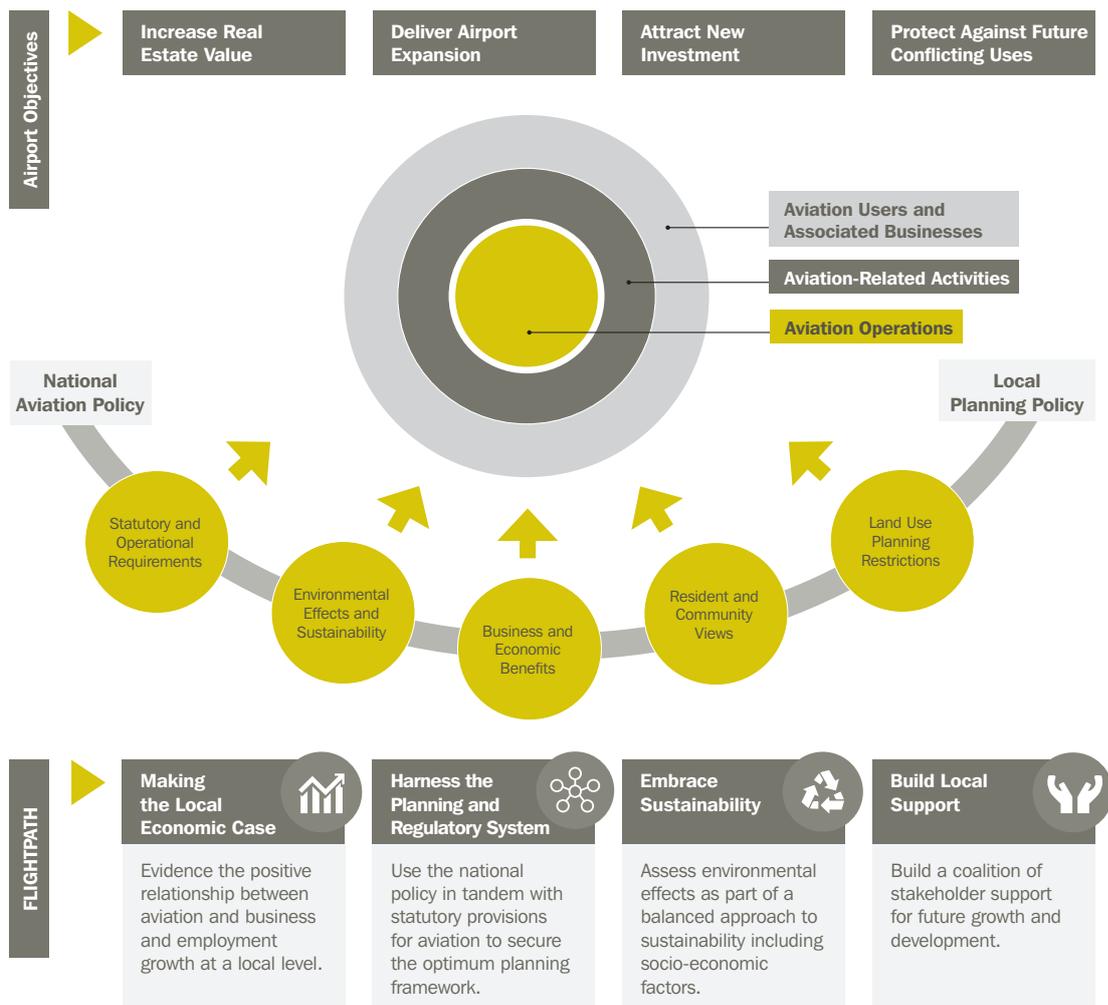
Many local authorities are now looking afresh at their Local Plans and re-assessing the role, benefits and impacts of airports. They are doing so in the knowledge that they must have justified and evidenced plans, but also recognising that they can capture even more of the financial proceeds of growth via local retention of business rates.

**How FLIGHTPATH can help**

FLIGHTPATH is Nathaniel Lichfield & Partners’ (NLP) framework of planning and economic tools designed to help clients maximise the economic and real estate potential of airport locations.

Delivery of growth will come from the fusion of planning, economics and aviation policy and regulation and demonstrating the ability to deliver wider benefits.

The principal components of FLIGHTPATH come together through a work plan, translating airport objectives, with the key deliverables being a defined growth or development strategy properly evidenced, and with a road map for promoting through the relevant policy or planning process.



## NLP FLIGHTPATH

FLIGHTPATH has four principal components that together provide airports and other parties with the ability to adopt the right strategic approach to pursuing development and operational objectives. These components draw upon NLP's planning and aviation expertise and specialist analytical tools.

*"Airports are in some ways cities in themselves, creating local jobs and fuelling opportunities for economic rebalancing in their wider region or area"*

APF 2013 p.20

### Make the Local Economic Case



Traditionally, airports were regarded as important economic drivers, but this claim can sometimes be met with scepticism.

Conventional economic impact studies are no longer sufficient in being able to unpick the relationship between a successful airport and local economic competitiveness. New approaches are required.

NLP has developed a methodology (eVALUATE) that achieves this: as well as capturing the typical metrics (employment, spending and so on), we draw upon business data to make the connections between airports and local businesses as either operators, suppliers or users for whom the airport was critical to location and investment. From this NLP can quantify the opportunity cost of failing to secure a successful and vibrant airport, and capture the benefits including business rates.

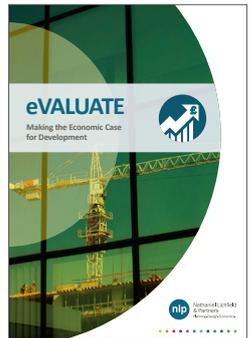
### Harness the Planning & Regulatory System



The review of Local Plans, when combined with pro-growth planning policy across the UK, as well as Neighbourhood Plans, Development Orders and regulatory provisions for aviation – can provide a suite of tools to support implementation of airport objectives into plans.

NLP can input to and review the relevant aspirations for the airport (including facilities, operational and regulatory requirements, and inward investment opportunities) against the planning and regulatory system. We can then capture these aspirations in the form of an operational and spatial masterplan, and identify the optimum planning strategy for delivery in the short, medium and long term. On the basis of this strategy, NLP can put forward credible and coherent submissions either in terms of a planning application, development plan or other regulatory process.

### eVALUATE



eVALUATE is NLP's methodology for demonstrating the economic benefits of investment and development, combining robust economic appraisal with clear, simple reports and graphical outputs.

### Embrace Sustainability



Planning policy across the UK puts a sustainable development test at the heart of the planning system. Aviation operations and development must embrace this in a more rounded way.

Whether the proposal for development is being promoted through a planning application, Local Plan, Neighbourhood Plan or Local Development Order, some form of environmental impact or sustainability appraisal assessment will be required. It is imperative that this assessment is properly screened and scoped and the methodology attuned to giving a properly balanced view on impacts and benefits.

NLP can harness its operational aviation skills to help address environmental factors, including noise, heritage and surface access.

### Build Local Support



The relationship of airports with their local communities is often a complex, multi-layered one. Factors that shape it include the location of residential areas in relation to the airport and its flight paths (generally a negative perception) as well as the scale of employment, business and socio-economic opportunities the airport provides (potentially a positive perception).

In promoting development and operational opportunities, it is important that the wider business and employment benefits are communicated effectively to mobilise the support of the silent majority. NLP's Smarter Engagement model and Positive Engagement (PE) Kit provide a strong road map for structuring and implementing an engagement strategy that maximises effective support and addresses potential objections.

### Smarter Engagement



Smarter Engagement is the approach that NLP uses to tailor and deliver effective engagement strategies. Our five point plan for Smarter Engagement consistently delivers for our clients.

## FLIGHTPATH Case Studies

*"Through NLPs professional handling of the planning application, and early identification of key issues, it has been possible to expeditiously progress the scheme. The NLP team have been a pleasure to work with"*

Martin Adil-Smith,  
Head of Commercial  
Development at  
Edinburgh Airport

*"NLP's excellent strategic and economic advice has been invaluable to our successful development and in communicating our case to all levels and Departments of Government. Their practical planning support has also helped overcome barriers to securing consents for major new hangars and other essential infrastructure"*

Andrew Walters -  
Chairman, London  
Biggin Hill Airport

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### Newcastle International Airport



To facilitate future expansion, NLP advised on the preparation of the airport's first masterplan, which included economic impact studies assessing the contribution of the airport in generating employment and attracting inward investment to the city-region. NLP also carried out a comprehensive review of development plan policies along with representations, which assisted the airport in securing major Green Belt deletions from the local plan to support future growth.

### London City Airport



NLP examined and then gave planning and economic evidence at two major public inquiries for expansion to accommodate jet aircraft and its doubling of air traffic movements, where the economic and regeneration benefits of the Airport to east London and the Thames Gateway were instrumental in winning planning permission.

### NLP and Aviation

We have provided advice on airport development for over four decades, from our pioneering work assessing the economic impact of Stansted Airport through to our ongoing work at London Biggin Hill.

Combining its resources as one of the UK's largest independent planning, design and economics consultancies, with specialist aviation skills, NLP is well equipped to advise clients in the sector: airports, airlines, airport-based businesses, third party interests and local authorities.

### London Biggin Hill Airport



We prepared an economic masterplan and brand identity ('LoCATE at Biggin Hill') - exploiting the synergies between the airport estate and its flying operations - and an innovative Noise Action Plan. These successfully supported lease variations to operating conditions and policies in the emerging Local Plan - including Green Belt release - to support long term expansion. The latest plans focus on attracting Original Equipment Manufacturers and Fixed Base Operators to kick-start creation of over 2,300 new jobs.

### Permitted development rights



NLP has worked with a number of UK airports to establish entitlement to permitted development rights under Part 8 of the Town and Country Planning (General Permitted Development) Order. Following the success of this work, NLP has assisted airport operators to set up consultation processes and protocols to ensure that LPAs are satisfied with the level of information and consultation provided to ensure proposals can be carried out as permitted development.

We help our aviation clients develop and promote their strategies for growth and deliver on their operational requirements. Our strategic skills enable us to connect aviation to local economic needs and wider opportunities for growth, including development for business, hotels, and related infrastructure.

**If you wish to discuss FLIGHTPATH and how NLP could use it to help you achieve your development and operational objectives, please contact us.**



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