

## **BDP examination – Inspector’s questions of clarification on MATTER B**

1. The table overleaf reflects the Inspector’s best understanding of the BCC’s current position as regards industrial land supply, based on BCC’s Matter B hearing statement. It is intended as an aid to discussion at the hearings and should not be seen as a statement of the Inspector’s final position on the matter. The following questions to BCC concern the information in the table:
  - (a) Do BCC agree that the table overleaf reflects their current position (superseding the information in the 2013 Annual Monitoring Report [MON2])?
  - (b) If the table overleaf does not reflect BCC’s current position, which information should be changed and why?
  - (c) How was the schedule of sites at Appendix 1 to BCC’s Matter B hearing statement drawn up?
  - (d) What are the significant differences between that schedule and the schedule at Appendix 2 to the *Employment Land Review 2012* [EMP2], and what is the reason for the differences?
  - (e) What is the source for BCC’s statement in para 6.5 of their Matter B hearing statement that 133ha of industrial land has been recycled in the ten years 2004-2014?
  - (f) Should the 30ha at Birmingham Wheels mentioned in para 6.5 of BCC’s Matter B hearing statement be counted additionally towards the Best Urban land supply?

The following questions arise from the statements submitted for the hearing:

2. What is the current statutory and legislative position as regards the safeguarding of land at Washwood Heath and elsewhere in the city for HS2? (BCC, Savills/AXA, CPRE)
3. Should the land at Washwood Heath safeguarded for HS2, or any part of it, continue to be regarded as part of the industrial land supply even if it is to be redeveloped as a maintenance depot for HS2? (PP/St Modwen, Savills/AXA)
4. What, if any, need for additional industrial land supply would arise as a consequence of businesses displaced by the HS2 development at Washwood Heath, if it goes ahead? (Savills/AXA, CPRE)
5. What is the source for the figure of 58ha for Other Urban Identified Supply in Table 1 (para 2.5.10) of the Savills/AXA hearing statement?

## INDUSTRIAL LAND SUPPLY (1)

Industrial site type	Most Likely Requirement 2012-31 (2)	Total known supply (3)	5-year reservoir (4)	Current reservoir (5)
R I S	45	42	20	20
Best Urban	224	67 [147 with Peddimore (6)]	60	43
Good Urban	118	46	31	21
Other Urban	20	8	5	6
<b>Total</b>	<b>407</b>	<b>163</b> <b>[243</b> with Peddimore (6)]		

Recycling opportunities are to be added to these supply figures: recycling has averaged 13ha pa 2004-2014 (source unstated – EMP4 para 7.2 advises average of 11ha pa 2003-2013). EMP4 same para estimates that 35ha will come forward up to 2031. BCC regard this as conservative (Para 6.5 of BCC’s Matter B hearing statement).

## NOTES

1. Represents Inspector’s best understanding of BCC’s position, based on BCC’s Matter B hearing statement
2. Taken from EMP4 Figure 5.12, reproduced in BCC’s Matter B hearing statement
3. Total of “Completed” + “Available” + “Not available” land from Appendix 1 to BCC’s Matter B hearing statement
4. Taken from EMP4 Figure 7.3, reproduced in BCC’s Matter B hearing statement. Calculated as (Most Likely Requirement / 19) \* 5
5. “Available” land from Appendix 1 to BCC’s Matter B hearing statement
6. The 80ha Peddimore allocation is to be added to the current total, if it forms part of the adopted Plan