

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])?

No.

(b) If the table overleaf does not reflect BCC’s current position, which information should be changed and why?

Firstly, there is no reservoir for RIS as set out in policy TP16 so the figure for the RIS row in the 5-year columns should be deleted. Secondly, as the requirements expressed in the most likely requirement column cover the period 2012-2031 completions from during the period 2012 to 2014 should be included in the total known supply column as these represent land that was available and has since been developed during the plan period. For 2012-2013 these figures are available in the Authority’s Monitoring Report 2013 (MON2) in table 3.2 on page 25. For 2013-2014 these figures are available in Appendix 1 of the City Council’s Matter B hearing statement. The table below summarises this:

	Best Urban	Good Urban	Other Urban
Available	42.81	20.79	6.32
Not Available	24.06	25.50	2.11
Completions 12-13	1.57	0	0.33
Completions 13-14	15.9	4.3	0.36
Total known supply	84.34 (164.34 with Peddimore)	50.59	9.12

The revised version of the table should therefore look like the table below:

Industrial Site Type	Most likely requirement 2012-31 ¹	Total known supply ²	5-Year reservoir ³	Current reservoir ⁴
RIS	45	42	N/A	23
Best Urban	224	84 (164 with Peddimore ⁵)	60	43
Good Urban	118	51	31	21
Other Urban	20	9	5	6
Total	407	186 (with Peddimore 266)		

¹ Taken from EMP4 Figure 5.12.

² Total of 'Completed' + 'Available' + 'Not Available' (all from Appendix 1 to BCC's Matter B hearing statement) + 'Completions' (from Table 3.2 of MON2).

³ Taken from EMP4 figure 7.3.

⁴ 'Available' from Appendix 1 to BCC's Matter B hearing statement.

⁵ The 80ha Peddimore allocation is to be added to the current total, if forms part of the adopted plan.