

**BIRMINGHAM PLAN 2031** 

## Statement by West Midlands CPRE

Matter J: Employment and Waste provision (BDP policies TP15, TP17-19 & TP25)

meet the needs for smaller sites so that the RISs were better able to meet the need for larger units.

7. Again if Policy GA6

- 15. The 2012 Employment Land Review (doc. EMP2) stated: 'Until the detailed design of the HS2 line is published the exact impact of these proposals cannot be quantified; however it is clear that existing businesses will be affected to some degree.' Details have now been published in the HS2 Hybrid Bill and the effect is severe, both on existing businesses and by taking land needed for industrial development.
- 16. There are objections to the loss of employment land both permanently to HS2, and temporary loss or sterilisation, with some land not likely to be able to come on the market or being used for employment until 2026. Uncertainty and interim planning constraints may generate a desire from companies to relocate to a more secure site, not within Birmingham.

25. See above.

Note: http://www.hs2.org.uk/developing-hs2/safeguarding