The Social Impact of Brownfield Land

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Social impact of brownfield land research programme

• Main funding from the Homes and Communities Agency
• One full-time Post-doctoral Research Fellow and two PhD students
• Other Masters students from the Master of Planning and MA Urban Regeneration and Development courses
• Link into teaching on the MPlan and MAURD courses through the Land & Development module, which has a strong brownfield focus
• Second interim report completed July 2009
Relevance to the public sector sponsor

The Homes and Communities Agency acts as the Government’s Specialist Advisor on brownfield land, it is also responsible for delivery of the Government’s social housing programme.

Brownfield specific programmes include:

• Coalfields Programme
• Urban Regeneration Companies
• Land Stabilisation Programme
• National Brownfield Strategy
Interaction with other departments and agencies

• Remediation Licensing – Cabinet Office and the Department for Environment, Food and Rural Affairs (Defra)

• The interface between town planning and environmental permitting – Communities and Local Government and Defra

• Land Remediation Relief and Landfill Tax Credits – HM Treasury and HM Customs and Excise

• Definition of Waste – Environment Agency and Defra
The effective and efficient reuse of land

The National Brownfield Strategy for England –
over-arching principles

• Redevelop or ‘reuse’ first, having due regard for the environment
• Focus on urban land with infrastructure capacity
• Have full regard for environmental impact when planning site remediation
• When redevelopment is unsustainable, safeguard the environment and remove blight
• Adopt highest design standards compatible with economic limitations
• Make decisions in context with the Respect Agenda
National Land Use Database of previously developed land (NLUD-pdl)

Figure 2: PDL stock 2007, categories A, B and C
Under-utilised land

Figure 3: PDL stock 2007, category D
Deprivation

Figure 4: 10% most deprived SOA in England, 2007
Population change

Figure 1: Population change UK districts 1981-2001
Land reuse dynamics in deprived areas in England

<table>
<thead>
<tr>
<th>Year</th>
<th>Total reused sites</th>
<th>Inside 10% most deprived SOA</th>
<th>Outside 10% most deprived SOA</th>
<th>Percentage Inside 10% most deprived SOA</th>
</tr>
</thead>
<tbody>
<tr>
<td>2002</td>
<td>4357</td>
<td>544</td>
<td>3813</td>
<td>12.49%</td>
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<tr>
<td>2003</td>
<td>2726</td>
<td>334</td>
<td>2392</td>
<td>12.25%</td>
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<tr>
<td>2004</td>
<td>2302</td>
<td>323</td>
<td>1979</td>
<td>14.03%</td>
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<td>2005</td>
<td>2550</td>
<td>442</td>
<td>2108</td>
<td>17.33%</td>
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<tr>
<td>2006</td>
<td>3263</td>
<td>709</td>
<td>2554</td>
<td>21.73%</td>
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<td>2007</td>
<td>3090</td>
<td>451</td>
<td>2639</td>
<td>14.60%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>18288</strong></td>
<td><strong>2803</strong></td>
<td><strong>15485</strong></td>
<td><strong>15.33%</strong></td>
</tr>
</tbody>
</table>
Land reuse in the 10% most deprived areas

**Figure 5: PDL reuse dynamics in most deprived areas**

Combining the strengths of UMIST and The Victoria University of Manchester
Brownfield redevelopment trajectory and deprivation
Residential reuse and population change
Residential reuse at the micro-scale
The Brownfield Guide

- Fundamentals – definitions, problems, extent
- Returning brownfield land to use – common barriers, biodiversity, partnerships, pollution, recording information
- Regulatory framework – planning, environmental, Europe, Taxation
- Phased approach to redevelopment, mobile treatment licensing
- Case studies