Brownfield Reuse Policies and the Urban Renaissance
Exploring the patterns of change

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Outline of presentation

• The story so far...
  – Urban Sprawl
  – Post-war Planning and Urban Regeneration
  – Strategic Brownfield Reuse Policy

• Impact of Brownfield Reuse
  – Deprived Areas
  – Population Change
Urban sprawl and counter-urbanisation

- UK: settlement growth 30,579 ha (1.8%)
- Germany: settlement growth 174,393 ha (6.7%)
- Floorspace per dwelling:
  - New dwellings in England 82.7 m² (1981-2001)
  - All dwellings in Germany 109.3 m² (after 2001)
    (source: housing statistics European Union)
Intensity of land consumption 1990-2000 (Siedentop 2007)
Post-war Planning and Urban Regeneration

- 1947 Town and Country Planning Act established urban containment policy
  - Green belt
  - New town policy
- Large scale slum clearance programs in the 1950s and 1960s
- New town policy stopped in the early 1970s
- First comprehensive urban regeneration programs in the late 1970s
- 1980s and early 1990s characterised by large scale privatisation of housing, less-planned urbanisation
Urban-Rural Classification North-West England


Summary - Situation around 2000

- Established policies of urban containment
  - Greenbelts in England
  - Restrictive planning policies in rural areas
- But also...
  - Sub/Counter/peri/de-urbanization
  - Population decline in urban cores/ shrinking cities
  - Edge City developments
Post-war Planning and Urban Regeneration – a brief summary

• Late 1990s saw increasing environmental awareness and New Labour’s “Urban Renaissance Agenda”
  – Regeneration of deprived neighbourhoods, sustainable communities
  – Deliberate gentrification to bring “the middle classes” back to urban areas
  – Compact and high density urban structures
  – But also provision of new housing for increased housing demand

• Area based initiatives, such as:
  – Urban Regeneration Companies, mainly coordinating city centre regeneration
  – Housing Market Renewal Pathfinders, in areas of housing market failure
  – Neighbourhood Renewal Areas
  – SureStart Areas
Strategic Regeneration Activity in the North West of England
(map by Alasdair Rae)
Strategic Brownfield Reuse Policy

• Reducing greenfield development and urban sprawl

• Quantifiable target of 60% housing on Previously Developed Land (PDL) by 2010
  – environmental objective reducing the pressure on urban sprawl
  – Social objective contributing towards urban regeneration

• Policy success as
  – share of housing on PDL increased from 57% in 1996 up to 80% in 2008
The share is highest in London followed by North West, South East and East Midlands.
The meeting of the brownfield target has been a function of a parallel decrease in the use of greenfield land.
Share of vacant/derelict land is highest in North-East and North West, followed by London.
Brownfield Location and Deprivation

• Strong correlation between location of brownfield land and deprivation
  – In 2007 20% of recorded brownfield sites were located in the 10% most deprived Super Output Areas (source: English Partnerships).

• PDL reuse targets for housing have not focused specifically on deprived areas

• Exceptions are Area Based Initiatives such as the Housing Market Renewal pathfinders or Urban Regeneration Companies

• To which extent did the brownfield reuse patterns over recent years contribute to regeneration in the most deprived areas?
Residential regeneration in deprived areas

- The share of brownfield sites in 10% most deprived areas increased from 9.0% in 01-04 to 13.6% in 05-08
- The mean house price increased between 2001 and 2008 by 102.3% in the 10% most deprived areas compared to an England average of 80.9%
Brownfield reuse patterns and deprived areas

Reused brownfield land inside 10% most deprived SOA - IMD2007

<table>
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<th>Year</th>
<th>2002</th>
<th>2003</th>
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<th>2007</th>
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<tr>
<td>2002</td>
<td>12.49%</td>
<td>12.25%</td>
<td>14.03%</td>
<td>17.33%</td>
<td>21.73%</td>
<td>14.60%</td>
<td>15.33%</td>
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2002 2003 2004 2005 2006 2007 Total
Brownfield Regeneration and population change

• To which extent did the brownfield reuse policy contribute to the urban renaissance and repopulation of large cities?

• Using Small Area Population Estimates
  – Based on NHS patient register, child benefit data and Old Persons Dataset (e.g. state pension)
  – Allows tracking population change and change in age profile for LSOA for each year from 2001-2007
  – Less reliable for areas with high shares of students and international migrants
Small Area Population Estimates, Residential BF reuse
Birmingham City Centre
Upper Parliament Street and Prince’s Road

The uniformity of the terraces is a striking feature of the 1930s photograph. The rows of Victorian houses were a step-up from the slums of nearby Park Lane and, in the 1930s, the area was regarded as a good residential area. After the War, the housing stock deteriorated and most of the terraces have now disappeared, although many of the mansions lining Prince’s Road have survived. The road connected Prince’s Park with the town and, following the completion of the park in 1846, there was a rush of speculative building to cater for Liverpool’s growing middle-class. An impressive feature of the area is the number of fine church buildings. The Greek Orthodox Church of St Nikolai (1870) catered for Liverpool’s large Greek community, whilst on the other side of the road, the magnificent synagogue (1874) was a symbol of the confidence of the well-established Jewish community. Next door, the Church of St Margaret (1869) boasts a fine interior and, along the road, the spire of the Presbyterian Church of Wales is one of the areas most recognisable features. Fortunately, all four churches survive, if somewhat precariously, although the Rialto Ballroom, which faces the Orthodox Church in the 1930s photograph, was burnt down in the 1981 Toxteth Riots. The 1990s photograph shows a cleared site which has since been built on.
Norris Green

As far back as 1869, Liverpool began a programme of slum clearance. Between 1869 and 1912, 12,000 insanitary buildings were demolished and 2,895 tenements erected. The tenements were vastly superior to the dreadful properties they had replaced but the housing programme could not keep pace with a steadily increasing population and the inevitable deterioration of the housing stock.

The ending of the 1914-18 War gave an added urgency to provide better housing and the inspired leadership of Lancelot Keay, Liverpool’s Director of Housing, resulted in a switch to cottage-type housing, built on the fringes of Queen’s Drive, the new orbital roadway.

Norris Green was a large country house and grounds, and its purchase by the City led to the building of the large estate, laid out with geometrical precision between Ulting Avenue and Meirhead Avenue.

The estate has kept its shape but beyond Dwerryhouse Lane, the rural aspect has been transformed by new housing.
Outlook

• New Coalition government has abolished regional spatial strategies and minimum density requirements for housing
• Decisions about planning and regeneration shift towards the local level
• 60% target for housing on previously developed land remains in place for the time being, but greenfield development is likely to increase
• Spatially targeted Area Based Initiatives such as Housing Market Renewal Pathfinders are subject to funding cuts
Thanks for your attention