Glenigan

The use of greenfield and brownfield land in Greenbelt housing & commercial projects

Including applications & approvals for full year 2018/19

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About Glenigan

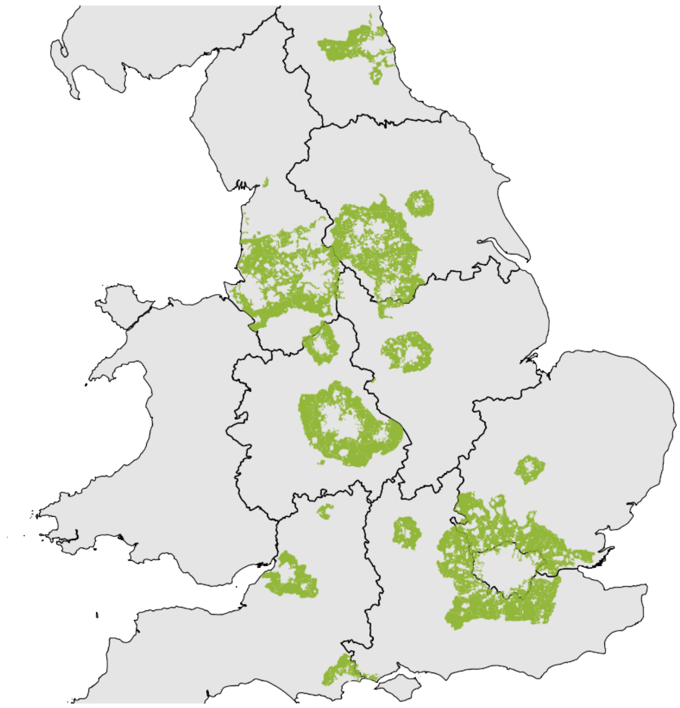
Established in 1973, Glenigan currently invests £3.1million and makes over a million research telephone calls per year to provide details on every construction project in the UK. This enables us to provide the most up-to-date and comprehensive construction sales leads and analysis, to help companies win new business.
We also have exclusive partnerships with key industry associations such as the Builders' Conference and the Building Research Establishment (BRE), enabling us to offer project data that’s not available elsewhere in the market.

Background

This report provides data and analysis of the pattern of development in the English Greenbelt since 2009.
The analysis covers planning applications for residential and large industrial & commercial new build projects in the Greenbelt and analyses the number and success rate of such applications over the ten financial years from 2009/10 to 2018/19.
The analysis is based upon residential and non-residential planning applications and projects tracked and researched by Glenigan.
In addition, Glenigan undertook primary research of all housing and large industrial and commercial projects sited in the Greenbelt. The primary research covered:

- Projects where detailed planning approval/ approval of reserved matters had been sought or secured between April 2009 and March 2019
- Large commercial, industrial and residential projects (of 10 or more units) where construction had been completed between April 2009 and March 2019

Chart 1: English Greenbelt Areas



The greenbelt boundaries used in the report are those in place during 2014/15. The report provides an analysis of the number and proportion of the housing applications, together with the number of associated residential units to be submitted for detailed planning approval during each of the ten financial years from 2009/10 to 2017/19. The analysis also covers the outcome of the application (approved, refused or withdrawn) and includes a breakdown of applications' planning outcomes split by brownfield and greenfield sites.
The report also examines the number of new housing projects and related units, together with the number of large industrial and commercial projects within the Greenbelt, which have been constructed during the period under examination and their distribution between greenfield and brownfield sites.

Main Findings

The number of projects being built on the greenbelt has been on a rising trend over the last ten years. Although the last financial year, 2018/19, saw a drop in the number of projects completed on Greenbelt land, the decline appears to reflect current weak market conditions rather than a structural shift in activity given continued growth in the number of planning applications.

Residential projects completed in the Greenbelt since 2009/10 have created 26,293 new homes. Of these, 68% of were built on brownfield land and 31% on greenfield land. The balance of units has been built on sites that were a combination of greenfield and brownfield.

Residential planning applications and planning approvals have also grown progressively for much of the period, pointing to further growth in the number of new homes being built in the Greenbelt over the next few years, despite the drop in project completions during 2018/19.

Whilst brownfield sites continue to account for the majority of planning applications, there has been an increase in the number of greenfield sites being proposed for development. In addition, the average size of greenfield sites is larger than for brownfield applications.

Over the ten years to March 2019, 76% of the residential units approved in the English Greenbelt were on land identified as brownfield, while 23% of units approved were on greenfield land and the remaining 2% of sites were a combination of greenfield and brownfield.

Although across the ten years under study, on average 57% of units approved were on land classified as brownfield, there has been a substantial increase in the proportion of units being approved for greenfield sites during this time.

In the first year of the study, the proportion of residential units approved on greenfield land was 22%. In the last financial year covered by the study (2018/19), 59% of units approved were on land classified as greenfield and 42% as brownfield.

Just 22% of residential projects reaching completion in the Greenbelt over the period of the study were on greenfield sites compared to 77% of projects on brownfield land. The balance of projects was built on sites that were a combination of greenfield and brownfield.

In 2018/19, 77% of completed projects were on land classified as brownfield.

Over the period of the study, 79% of commercial projects approved within the Greenbelt were on brownfield land, while 20% of approved commercial schemes were on greenfield land. The balance was on land classified as a combination of greenfield and brownfield.

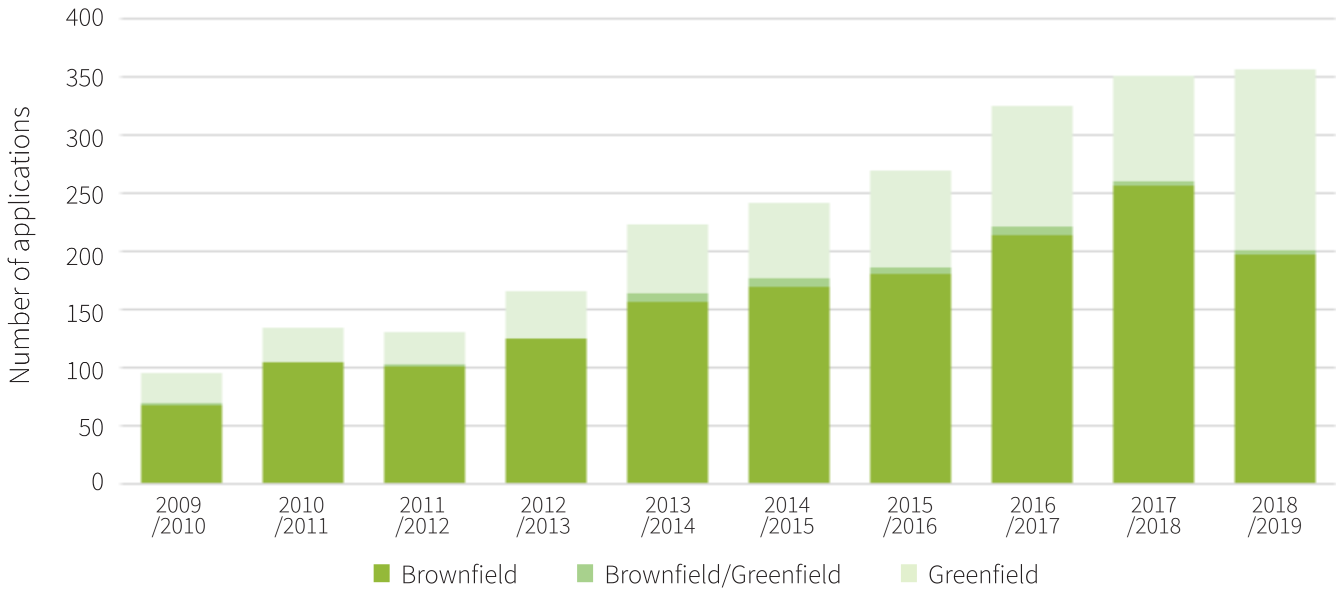
The breakdown of commercial sites to reach completion during the period was similarly split with almost 81% of completions being on brownfield sites and 19% on greenfield locations.

Residential

APPLICATIONS

The number of applications for residential developments in the Greenbelt has risen progressively over the last ten years. There were 2,294 residential planning applications submitted between April 2009 and March 2019. Of these, 1,569 projects (69%) were for developments on brownfield sites, 681 applications (30%) were on greenfield sites and 44 applications (2%) were identified as being for brownfield/greenfield sites.

Chart 2: Residential planning applications in the Greenbelt by type of site



There has been a sustained rise in the number of Greenbelt residential planning applications in England during the period, from 96 applications in 2009/2010 to 356 in 2018/19.

For much of the period under review, the proportion of Greenbelt residential planning applications on greenfield and brownfield sites has remained relatively stable. The proportion of residential applications on brownfield sites rose from 71% in 2009/10 to 78% in 2010/11 and 2011/12, before gradually declining to 66% in 2016/17. The last two years have seen a sharp fluctuation in the type of land being proposed for development: Brownfield sites accounted for 73% of applications in 2017/18 and only 55% of applications in 2018/19.

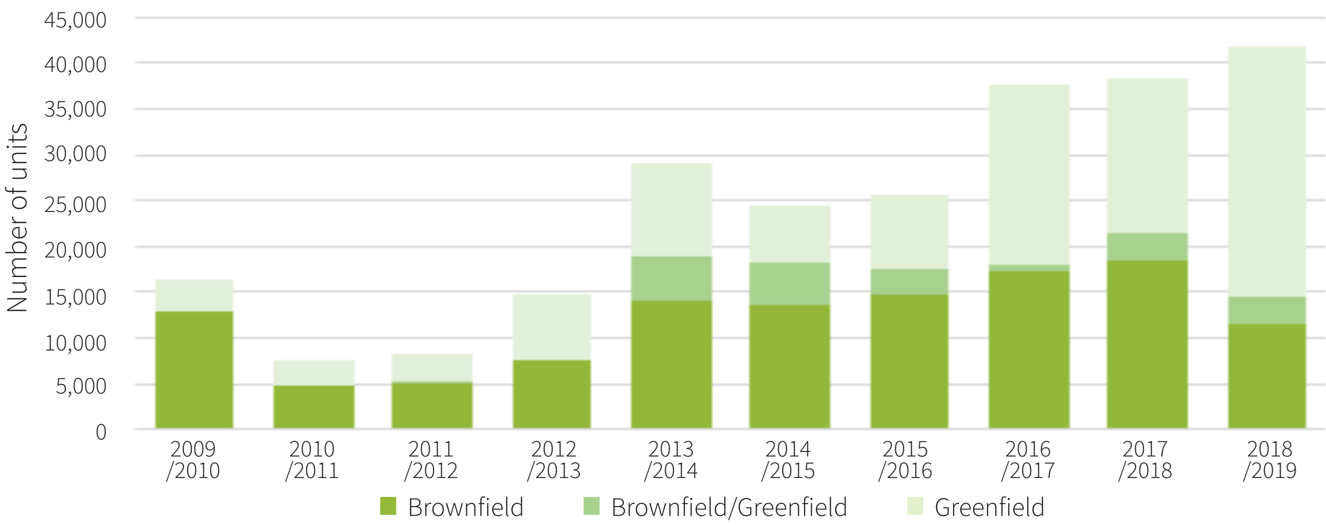
The number of residential units proposed in the Greenbelt applications during the period under review has been more volatile. Applications submitted in 2009/10 contained proposals for 16,050 residential units. The number of units in residential applications then fell to 7,219 in 2010/11, but began to rise sharply with a rise of more than 300% over the next three years. By 2013/14, plans to build 30,115 residential units on the greenbelt had been submitted.

In 2013/14, the number of residential units in planning applications submitted was more than double the previous year. This would appear to be linked to the publication of the National Planning Policy Framework (NPPF). The final version of the NPPF was published in March 2012 in the 2012/13 financial year, the number of residential units proposed on the Greenbelt rose by 71% compared to the previous year and then more than doubled in 2013/14.

After a lull in 2014/15 and 2015/16, when the number of units proposed fell back there has been a marked climb in unit numbers over the last three years. In 2018/19, 41,849 units were included in planning applications on the greenbelt.

Over the full ten years, 243,728 units have been included in planning applications on the greenbelt.

Chart 3: Number of residential units on Greenbelt applications by type of site



The distribution of units across greenfield and brownfield site applications has similarly been volatile. Over the period as a whole 49% of units were on applications for brownfield site developments, with 43% for greenfield sites and 8% for mixed sites.
Applications for greenfield sites accounted for a disproportionate number of units, indicating that the average size of greenfield applications is larger than for brownfield sites.
Brownfield site applications have accounted for a shrinking proportion of units over the period under analysis; falling from 79% in 2009/10 to just 28% in 2018/19.

Table 1: Residential planning applications by type of site

	BROWNFIELD		BROWNFIELD/ GREENFIELD		GREENFIELD	
Year	Applications	Units	Applications	Units	Applications	Units
2009/2010	68	12,578	1	19	27	3,453
2010/2011	105	4,730	1	76	28	2,413
2011/2012	101	5,135	2	221	27	2,885
2012/2013	121	6,900	1	9	42	7,203
2013/2014	159	14,699	9	4,944	61	10,472
2014/2015	172	13,909	8	4,543	70	6,947
2015/2016	180	14,705	7	2,727	82	8,158
2016/2017	214	17,251	8	713	103	19,630
2017/2018	256	18,527	5	3,049	90	16,728
2018/2019	197	11,549	4	2,992	155	27,308
Total:	**1,573**	**119,983**	**46**	**19,293**	**685**	**105,197**

PLANNING DECISIONS

Of the 2,294 residential applications submitted since April 2009, 807 (35%) are still awaiting a planning decision. The vast majority of these applications were submitted during the last three financial years. Indeed 678 out of the 1,032 applications submitted (66%) during the last three years are still undecided. The analysis below excludes those projects that are still awaiting a planning decision in order to analyse the relative success rate of planning applications on greenfield and brownfield sites within the Greenbelt projects, where the planning application has been withdrawn are included.

Table 2: Residential planning approvals by type of site

	BROWNFIELD		BROWNFIELD/ GREENFIELD		GREENFIELD		TOTAL
Year	Number	Proportion	Number	Proportion	Number	Proportion	Number
2009/2010	51	84%	0	0%	10	16%	61
2010/2011	70	81%	0	0%	16	19%	86
2011/2012	73	78%	2	2%	19	20%	94
2012/2013	88	79%	1	1%	22	20%	111
2013/2014	105	76%	0	0%	33	24%	138
2014/2015	109	78%	4	3%	26	19%	139
2015/2016	93	71%	5	4%	33	25%	131
2016/2017	39	72%	1	2%	14	26%	54
2017/2018	45	78%	0	0%	13	22%	58
2018/2019	50	63%	0	0%	29	37%	79
Total:	**723**	**76%**	**13**	**1%**	**215**	**23%**	**951**

Of the 1,487 residential applications made during the last ten years that have either been subject to a planning decision or withdrawn, 1,066 were applications for projects on brownfield sites. There were 400 applications for greenfield sites and 21 applications were classified as brownfield/greenfield over the period of the study.
A total of 951 residential planning applications were granted during the last decade, an overall approval rate of 64%. Of these 723 (76% of approvals) were granted for brownfield sites, 215 (23%) for greenfield sites and 13 (2%) on mixed greenfield/ brownfield sites.

Table 3: Residential planning applications by type of site and planning outcome

	BROWNFIELD			BROWNFIELD/ GREENFIELD			GREENFIELD		
Year	Granted	Refused	Withdrawn	Granted	Refused	Withdrawn	Granted	Refused	Withdrawn
2009/2010	51	11	5	0	1	0	10	12	4
2010/2011	70	23	8	0	0	1	16	8	4
2011/2012	73	16	8	2	0	0	19	6	1
2012/2013	88	21	10	1	0	0	22	16	2
2013/2014	105	32	13	0	5	1	33	17	5
2014/2015	109	34	16	4	2	0	26	26	10
2015/2016	93	25	11	5	0	0	33	19	6
2016/2017	39	24	10	1	0	0	14	11	3
2017/2018	45	34	10	0	0	0	13	8	6
2018/2019	50	26	9	0	0	0	29	13	9
Total:	**673**	**220**	**91**	**13**	**8**	**2**	**186**	**123**	**41**

The high proportion of approvals granted for brownfield sites reflects the greater number of planning applications (72% of applications) for such sites and a higher success rate for such applications.

Table 4: Proportion of residential applications approved, refused and withdrawn by type of site and year of application

	BROWNFIELD			BROWNFIELD/ GREENFIELD			GREENFIELD		
Year	Granted	Refused	Withdrawn	Granted	Refused	Withdrawn	Granted	Refused	Withdrawn
2009/2010	76%	16%	7%	0%	100%	0%	38%	46%	15%
2010/2011	69%	23%	8%	0%	0%	100%	57%	29%	14%
2011/2012	75%	16%	8%	100%	0%	0%	73%	23%	4%
2012/2013	74%	18%	8%	100%	0%	0%	55%	40%	5%
2013/2014	70%	21%	9%	0%	83%	17%	60%	31%	9%
2014/2015	69%	21%	10%	67%	33%	0%	42%	42%	16%
2015/2016	72%	19%	9%	100%	0%	0%	57%	33%	10%
2016/2017	53%	33%	14%	100%	0%	0%	50%	39%	11%
2017/2018	51%	38%	11%				48%	30%	22%
2018/2019	59%	31%	11%				57%	25%	18%
Total:	**68%**	**22%**	**9%**	**57%**	**35%**	**9%**	**53%**	**35%**	**12%**

The annual approval rate of brownfield planning applications averaged 72% during the first seven years from 2009/10 to 2015/16. The last three years have seen a much lower approval rate (54%). This may be due to the large pool of undecided applications for the period, with applications being more quickly refused or withdrawn than they are approved.
Of those projects refused over the course of the study, 23% of brownfield applications were rejected, while 34% of proposals for residential development on land classified solely as greenfield were rejected.
Just 9% of applications for residential projects on brownfield land were withdrawn, but 12% of applications for residential projects on greenfield were withdrawn.
The 1,493 planning applications made since April 2009 that were either subject to a planning decision or withdrawn included the potential creation of 111,955 residential units.
Of these, 67,051 units (60%) were on brownfield sites, 41,333 units (37%) were on greenfield sites and 3,571 residential units (3%) were on sites classified as brownfield/greenfield.

Table 5: Residential units on planning applications by type of site and planning outcome

	BROWNFIELD			BROWNFIELD/ GREENFIELD			GREENFIELD		
Year	Granted	Refused	Withdrawn	Granted	Refused	Withdrawn	Granted	Refused	Withdrawn
2009/2010	2,676	337	9,537	0	19	0	733	1,483	1,096
2010/2011	3,258	338	568	0	0	76	1,899	396	118
2011/2012	4,343	350	88	221	0	0	2,261	411	10
2012/2013	5,204	1,106	568	9	0	0	2,001	1,847	55
2013/2014	8,348	2,252	359	0	360	31	6,995	1,868	290
2014/2015	5,801	3,786	353	127	145	0	2,944	1,153	390
2015/2016	5,004	1,307	144	2,579	0	0	3,416	1,113	377
2016/2017	1,595	796	621	4	0	0	1,715	473	228
2017/2018	1,860	1,308	265	0	0	0	2,117	925	204
2018/2019	2,639	2,022	218	0	0	0	3,575	639	601
Total:	**38,089**	**11,580**	**12,503**	**2,940**	**524**	**107**	**24,081**	**9,669**	**2,768**

In percentage terms, 20% of units proposed on brownfield sites were rejected, but 25% of units on greenfield sites were rejected. On sites classified as brownfield/greenfield 15% of units in applications were rejected. However, the lower rejection rate for brownfield sites appears to relate to a higher propensity for applications to be withdrawn rather than a higher approval rate. In percentage terms, 19% of units in applications on brownfield sites were withdrawn, but only 8% of units in applications on greenfield land were withdrawn. On sites classified as brownfield/greenfield, just 3% of units were withdrawn.

Table 6: Proportion of residential units on applications approved, refused and withdrawn by type of site and year of application

	BROWNFIELD			BROWNFIELD/ GREENFIELD			GREENFIELD		
Year	Granted	Refused	Withdrawn	Granted	Refused	Withdrawn	Granted	Refused	Withdrawn
2009/2010	21%	3%	76%	0%	100%	0%	22%	45%	33%
2010/2011	78%	8%	14%	0%	0%	100%	79%	16%	5%
2011/2012	91%	7%	2%	100%	0%	0%	84%	15%	0%
2012/2013	76%	16%	8%	100%	0%	0%	51%	47%	1%
2013/2014	76%	21%	3%	0%	92%	8%	76%	20%	3%
2014/2015	58%	38%	4%	47%	53%	0%	66%	26%	9%
2015/2016	78%	20%	2%	100%	0%	0%	70%	23%	8%
2016/2017	53%	26%	21%	100%	0%	0%	71%	20%	9%
2017/2018	54%	38%	8%				65%	28%	6%
2018/2019	54%	41%	4%				74%	13%	12%
Total:	**61%**	**19%**	**20%**	**82%**	**15%**	**3%**	**66%**	**26%**	**8%**

Between April 2009 and March 2019, planning permission was granted for a total of 71,324 residential units. Of these 37,939 units (58%) were on brownfield sites, 24,081 units (37%) were on greenfield sites and 2,940 units (5%) were on mixed sites.

The high proportion of units on approved projects that are for greenfield locations compared to the number of applications (39% of units against 23% of planning applications), indicates that average size of greenfield projects in the Greenbelt that secure planning approval is greater than for brownfield sites.

The average size of greenfield residential projects securing planning approval during the period was 129 units, compared to 57 units on brownfield sites. The average size of mixed sites with both greenfield and brownfield land was 226 units.

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Table 7: Residential units on approved planning applications by type of site

	BROWNFIELD		BROWNFIELD/ GREENFIELD		GREENFIELD		TOTAL
Year	Number	Proportion	Number	Proportion	Number	Proportion	Number
2009/2010	2,676	78%	-	0%	733	22%	3,409
2010/2011	3,258	63%	-	0%	1,899	37%	5,157
2011/2012	4,343	64%	221	3%	2,261	33%	6,825
2012/2013	5,204	72%	9	0%	2,001	28%	7,214
2013/2014	8,348	54%	-	0%	6,995	46%	15,343
2014/2015	5,801	65%	127	1%	2,944	33%	8,872
2015/2016	5,004	45%	2,579	23%	3,416	31%	10,999
2016/2017	1,595	48%	4	0%	1,715	52%	3,314
2017/2018	1,860	47%	-	0%	2,117	53%	3,977
2018/2019	2,639	42%	-	0%	3,575	58%	6,214
Total:	**40,728**	**57%**	**2,940**	**4%**	**27,656**	**39%**	**71,324**

COMPLETIONS

Over the course of the period under study, 22% of residential projects reaching completion in England were on greenfield sites compared to 81% of projects on brownfield land. Just 1% of the projects that were completed were on sites classified as a combination of greenfield and brownfield.

Table 8: Residential projects completed by type of site

	BROWNFIELD		BROWNFIELD/ GREENFIELD		GREENFIELD		TOTAL
Year	Number	Proportion	Number	Proportion	Number	Proportion	Number
2009/2010	2	100%	-	0%	-	0%	2
2010/2011	10	77%	-	0%	3	23%	13
2011/2012	17	81%	-	0%	4	19%	21
2012/2013	42	86%	-	0%	7	14%	49
2013/2014	60	78%	-	0%	17	22%	77
2014/2015	63	72%	3	3%	21	24%	84
2015/2016	55	85%	-	0%	10	15%	65
2016/2017	57	74%	2	3%	18	23%	75
2017/2018	71	72%	-	0%	27	28%	98
2018/2019	20	77%	-	0%	6	23%	26
Total:	**397**	**77%**	**5**	**1%**	**113**	**22%**	**511**

The number of projects being built in the Greenbelt increased progressively over the nine years to 2017/19. However, the number of project completions fell back sharply last year to 26 projects from 98 projects in 2017/18. Given the strength of planning approvals, the fall is likely to reflect quieter conditions in the housing market which has prompted house builders to temporarily moderate their build-out rates rather than a structural shift in development activity.

The vast majority of projects completed continue to be on brownfield sites. During 2018/9, 20 brownfield sites were completed against 6 greenfield sites; a similar ratio of completions as during 2017/18.

Residential projects completed in the Greenbelt since 2009/10 have created 26,293 new homes. Of these, 68% of were built on brownfield land and 31% on greenfield land. The balance of units has been built on sites that were a combination of greenfield and brownfield.

Table 9: Residential units on completed projects by type of site

	BROWNFIELD		BROWNFIELD/ GREENFIELD		GREENFIELD		TOTAL
Year	Number	Proportion	Number	Proportion	Number	Proportion	Number
2009/2010	70	100%	-	0%	-	0%	70
2010/2011	203	45%	-	0%	253	55%	457
2011/2012	302	85%	-	0%	53	15%	355
2012/2013	886	60%	-	0%	597	40%	1,483
2013/2014	1,323	63%	-	0%	774	37%	2,097
2014/2015	2,238	61%	230	6%	1,183	32%	3,421
2015/2016	3,368	87%	-	0%	518	13%	3,886
2016/2017	3,320	79%	23	1%	862	20%	4,182
2017/2018	4,455	57%	-	0%	3,387	43%	7,842
2018/2019	1,850	74%	-	0%	649	26%	2,499
Total:	**18,015**	**68%**	**253**	**1%**	**8,276**	**31%**	**26,293**

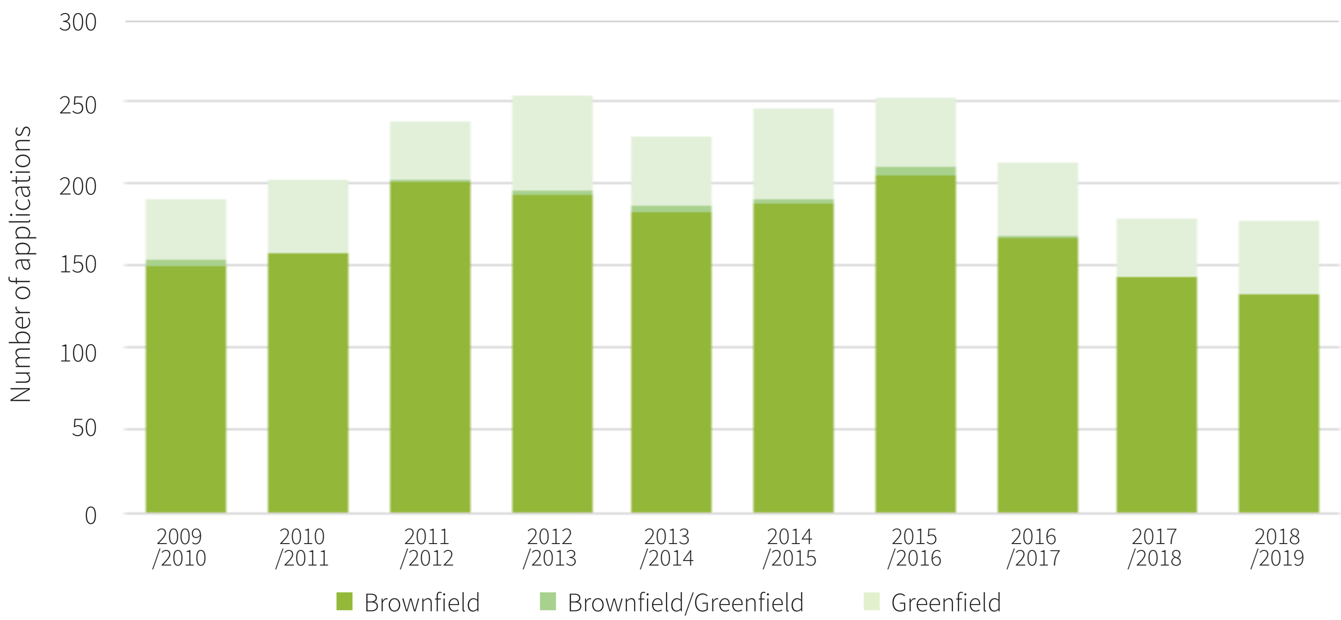
Prior to the drop in completions last year, the number of residential units on completed Greenbelt projects had been growing rapidly, from just 70 units in the first year to 7,842 in 2017/18.
Brownfield sites have been the principal location for new homes completed over the last ten years, including the latest financial year with brownfield sites accounting for 74% of unit completions.
However, the number of units on completed greenfield sites has also increased, with 2012/13 appearing to mark a step change, as it does for units on completed brownfield sites.

Commercial & Industrial

APPLICATIONS

The number of applications for commercial & industrial developments in the Greenbelt was on a rising trend between to 2009/10 and 2016/16, although the increase was not as sharp as for residential planning applications. Applications have subsequently fallen back over the last three years.

Chart 4: Commercial and industrial planning applications in the Greenbelt by type of site



There were 2,611 commercial & industrial planning applications submitted between April 2009 and March 2019. Of these, 2,041 projects (78%) were for developments on brownfield sites, 543 applications (21%) were on greenfield sites and 27 applications (1%) were identified as being for mixed brownfield and greenfield sites.
There had been a gradual rise in the number of Greenbelt commercial & industrial planning applications, from 195 applications in 2009/2010 to 351 in 2016/17. The number of commercial & industrial applications has subsequently slipped back over the last three years, although at 265 applications in 2018/19 remained above the levels seen prior to 2015/16.
The proportion of Greenbelt commercial & industrial planning applications for greenfield and brownfield sites has remained relatively stable.
The proportion of applications on brownfield sites has fluctuated between a low of 76% (2012/14 and 2015/16) and a peak of 84% (2011/12). In the last financial year (2018/19) brownfield sites accounted for 75% of applications.
The number of applications on greenfield sites has fluctuated between 15% (2011/12) and 24% (2016/17).
In the last financial year, greenfield sites accounted for 24% proportion of commercial & industrial planning applications.

PLANNING DECISIONS

Of the 2,611 commercial & industrial applications submitted since April 2009, 435 (11%) are still awaiting a planning decision. The vast majority of these applications were submitted during the last three financial years. Indeed 369 out of the 936 applications (39%) submitted since 2016/17 were still undecided. The analysis below excludes those projects that are still awaiting a planning decision in order to analyse the relative success rate of planning applications on greenfield and brownfield sites within the Greenbelt. Projects where the planning application has been withdrawn are included.

Table 10: Commercial & Industrial planning approvals by type of site

	BROWNFIELD		BROWNFIELD/ GREENFIELD		GREENFIELD		TOTAL
Year	Number	Proportion	Number	Proportion	Number	Proportion	Number
2009/2010	118	80%	3	2%	26	18%	147
2010/2011	138	79%	1	1%	35	20%	174
2011/2012	162	85%	-	0%	29	15%	191
2012/2013	170	79%	2	1%	44	20%	216
2013/2014	165	82%	3	1%	33	16%	201
2014/2015	161	77%	3	1%	44	21%	208
2015/2016	175	83%	5	2%	30	14%	210
2016/2017	150	79%	1	1%	40	21%	191
2017/2018	124	81%	-	0%	30	19%	154
2018/2019	105	73%	1	1%	37	26%	143
Total:	**1,468**	**80%**	**19**	**1%**	**348**	**19%**	**1,835**

Over the course of the period under review, 1,725 (79%) of commercial & industrial projects were approved on brownfield land out of a total of 2,186 approvals, while 438 projects (20%) were on greenfield land.

Table 11: Commercial & Industrial planning applications by type of site and planning outcome

	BROWNFIELD			BROWNFIELD/ GREENFIELD			GREENFIELD		
Year	Granted	Refused	Withdrawn	Granted	Refused	Withdrawn	Granted	Refused	Withdrawn
2009/2010	118	16	16	3	1	0	26	5	6
2010/2011	138	14	6	1	0	0	35	5	4
2011/2012	162	18	22	0	1	0	29	5	2
2012/2013	170	10	13	2	0	1	44	6	7
2013/2014	165	13	11	3	0	0	33	4	7
2014/2015	161	18	12	3	0	0	44	5	2
2015/2016	175	21	8	5	0	1	30	9	3
2016/2017	150	11	4	1	0	0	40	5	1
2017/2018	124	8	9	0	0	0	30	5	2
2018/2019	105	21	6	1	0	0	37	5	2
Total:	**1,363**	**129**	**101**	**18**	**2**	**2**	**311**	**49**	**34**

The proportion of commercial & industrial applications on brownfield sites securing planning consent has been higher than for greenfield applications over the period under review with 85% of brownfield applications approved during the period compared to 79% of applications for greenfield sites (excluding applications where a decision is still pending). The approval rate for mixed greenfield/brownfield sites was 83%.

Table 12: Proportion of commercial & industrial applications approved, refused and withdrawn by type of site and year of application

	BROWNFIELD			BROWNFIELD/ GREENFIELD			GREENFIELD		
Year	Granted	Refused	Withdrawn	Granted	Refused	Withdrawn	Granted	Refused	Withdrawn
2009/2010	79%	11%	11%	75%	25%	0%	70%	14%	16%
2010/2011	88%	8%	4%	100%	0%	0%	80%	11%	9%
2011/2012	80%	9%	11%	0%	100%	0%	80%	14%	6%
2012/2013	88%	5%	7%	67%	0%	33%	77%	11%	12%
2013/2014	87%	7%	6%	100%	0%	0%	76%	10%	14%
2014/2015	84%	10%	6%	100%	0%	0%	87%	9%	4%
2015/2016	86%	10%	4%	83%	0%	17%	71%	21%	7%
2016/2017	91%	7%	2%	100%	0%	0%	87%	11%	2%
2017/2018	88%	6%	6%				81%	14%	5%
2018/2019	80%	16%	5%	100%	0%	0%	84%	11%	5%
Total:	**1,363**	**129**	**101**	**18**	**2**	**2**	**311**	**49**	**34**

COMPLETIONS

Over the course of the period under study, nearly 19% of commercial & industrial projects reaching completion in England were on greenfield sites compared to almost 80% of projects on brownfield land. The balance of projects that were completed were on sites classified as a combination of greenfield and brownfield.

Table 13: Commercial & Industrial Projects Completed by type of site

	BROWNFIELD		BROWNFIELD/ GREENFIELD		GREENFIELD		TOTAL
Year	Number	Proportion	Number	Proportion	Number	Proportion	Number
2009/2010	5	100%	-	0%	-	0%	5
2010/2011	37	79%	1	2%	9	19%	46
2011/2012	75	83%	1	1%	14	16%	89
2012/2013	105	86%	-	0%	17	14%	122
2013/2014	112	79%	1	1%	28	20%	140
2014/2015	103	84%	-	0%	20	16%	123
2015/2016	80	77%	-	0%	24	23%	104
2016/2017	79	77%	3	3%	21	20%	100
2017/2018	122	79%	1	1%	32	21%	154
2018/2019	25	81%	-	0%	6	19%	31
Total:	**743**	**81%**	**7**	**1%**	**171**	**19%**	**916**

The number of commercial schemes to reach completion on greenfield sites has fluctuated since 2013/14, but commercial projects reaching completion on brownfield were on a clear downward trend from 2013/14 to 2016/17, when there was a drop of 20%. After a resurgence in completions during 2017/18 with a total 252 completed, the number of completions dropped to 57 sites last year, 81% of which were on brownfield sites.

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