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

Including applications & approvals for full year 2017/18

PREPARED FOR: Campaign for the Protection of Rural England

PREPARED BY

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Background

This report provides data and analysis of the pattern of development in the English Greenbelt since 2009.

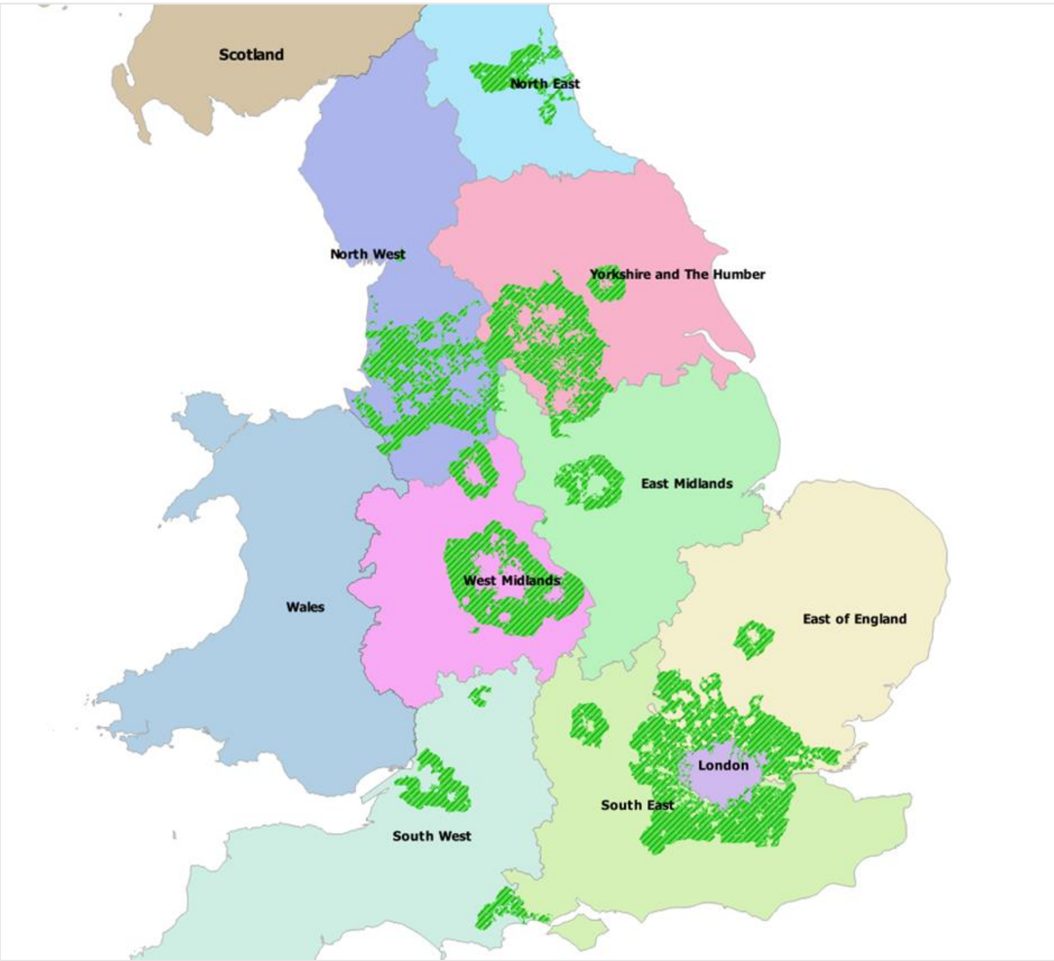
The analysis covers planning applications for residential and large industrial & commercial new build projects in the Greenbelt and analyses the number and success rate of such applications over the nine financial years from 2009/10 to 2017/18.

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 2018
- Large commercial, industrial and residential projects (of 10 or more units) where construction had been completed between April 2009 and March 2018

Chart 1: English Greenbelt Areas



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 nine financial years from 2009/10 to 2017/18. The analysis also covers the outcome of the application (approved, refused or withdrawn) and includes a breakdown of applications' planning outcomes split by brownfield and greenfield sites.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 in England continues to increase. On average 206, residential, commercial & industrial projects were completed annually in the Greenbelt between 2014/15 and 2017/18 compared to 140 projects per annum during the preceding four years.

The rise is largely due to an increase in residential projects. The number of new homes on projects completed annually has risen sharply over the period from just 70 units in 2009/10 to 8,143 units in 2017/18. Since 2015/16, the total number of residential units completed on the Greenbelt has more than doubled.

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.

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.

Between April 2009 and March 2018, 58% of the residential units to be approved in the English Greenbelt were on land identified as brownfield, while 37% of units approved were on greenfield land and the balance on sites that were a combination of greenfield and brownfield.

Although across the nine years of the study, on average 58% of units approved were on land classified as brownfield, but there has been a substantial shift towards 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 (2017/18), 53% of units approved were on land classified as greenfield and 47% as brownfield.

The number of residential units reaching completion on the greenbelt in 2017/18 was the largest for the past nine years after rises in each of the last two years.

There has, however, also been consistent rises in the number of units reaching completion on brownfield units in each of the last nine years.

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 were built on sites that were a combination of greenfield and brownfield.

In 2017/18, 74% of completed projects were on land classified as brownfield.

Over the period of the study, 80% of commercial projects approved within the Greenbelt were on brownfield land, while 19% of approved commercial schemes were on greenfield land. The balance were 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 80% of completions being on brownfield sites and 19% on greenfield locations.

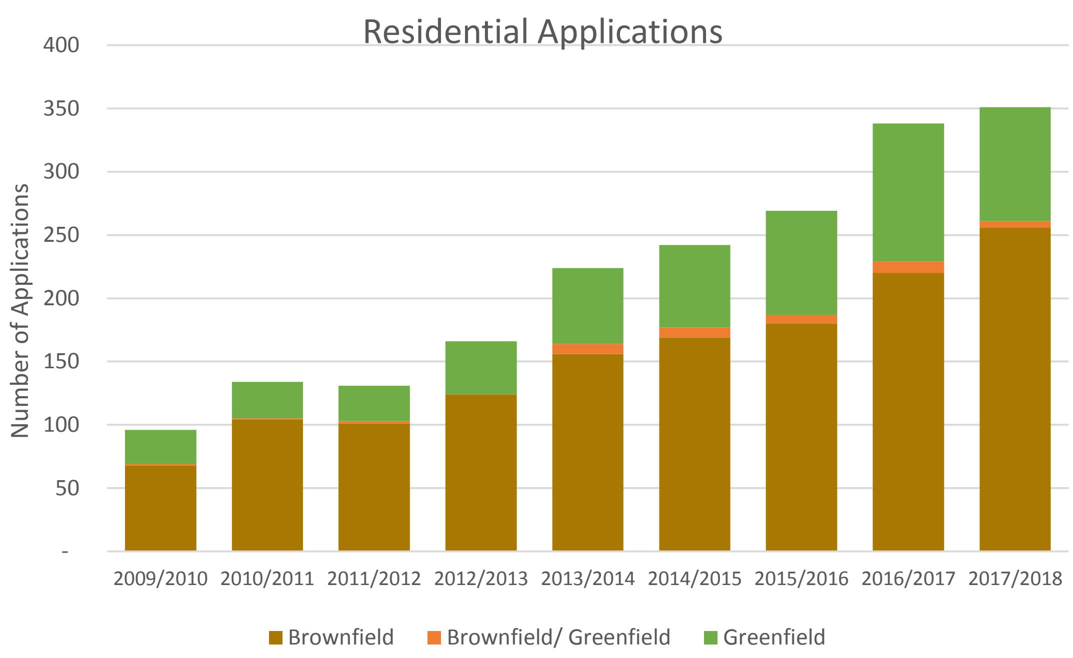
Residential

Applications

The number of applications for residential developments in the Greenbelt has risen progressively over the last nine years. There were 1,961 residential planning applications submitted between April 2009 and March 2018.

Of these, 1,382 projects (70%) were for developments on brownfield sites, 536 applications (27%) were on greenfield sites and 43 applications (3%) 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 351 in 2017/18.

During 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 over the rest of the period to 67% in 2015/16 and 65% in 2016/17 then rising to a five year high of 73% in 2017/18.

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).

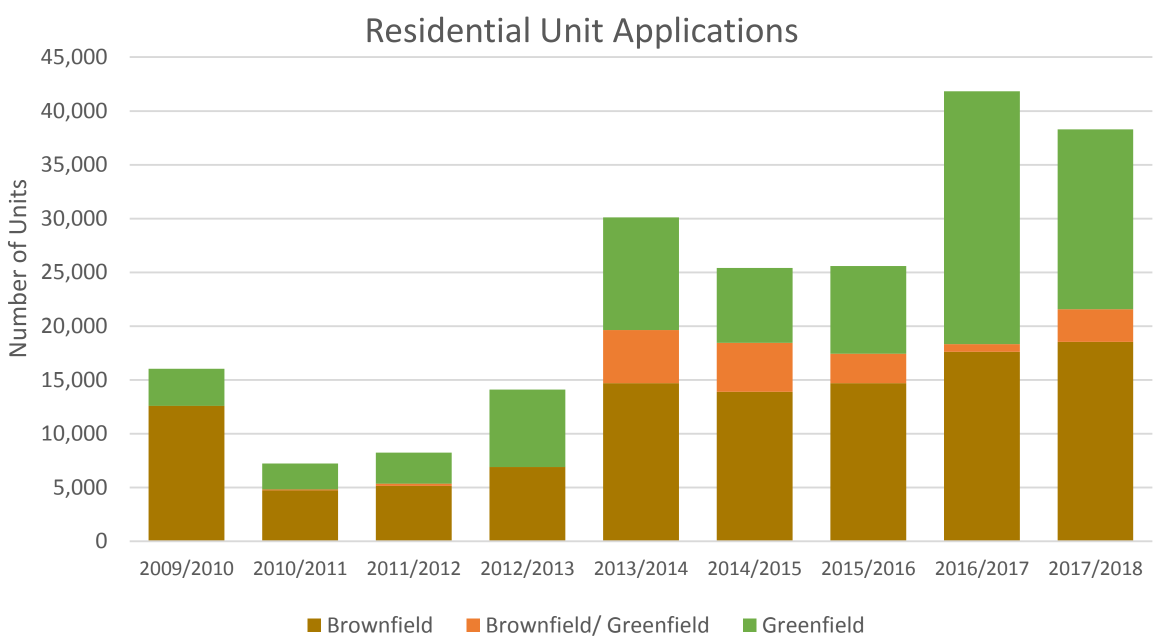
At the end of 2010, the government announced a review of planning policy and there was a significant drop-off of in units proposed in 2010 and only a 14% year-on-year increase in 2011/12. Even then, the total number of units included in applications was 515 smaller than the figure for the last full financial year before the planning review was announced.

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 was another sharp increase in 2016/17, when plans for 41,822 units were included in planning applications on the greenbelt.

Units proposed on the greenbelt fell back by 9% in 2017/18 to 38,304, but this total is still more than double the level of homes proposed in the first year of the study in 2009/10. Over the full nine years, 206,3852 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 53% of units were on applications for brownfield site developments, with 39% 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 accounted for a shrinking proportion of units over the period under analysis; falling from 78% in 2009/10 to 49% in 2012/13. Having risen during 2014/15 and 2015/16, the contribution of brownfield sites slipped back to 42% of residential units in 2016/17 before rebounding to 48% in 2017/18.

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	220	17,605	9	727	109	23,490
2017/2018	256	18,527	5	3,049	90	16,728

Planning Decisions

Of the 1,961 residential applications submitted since April 2009, 603 (31%) are still awaiting a planning decision. The vast majority of these applications were submitted during the last two financial years. Indeed 235 out of the 351 applications submitted during 2017/18 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	92	71%	5	4%	33	25%	130
2016/2017	41	73%	1	2%	14	25%	56
2017/2018	45	78%	0	0%	13	22%	58
Total:	674	77%	13	1%	186	21%	873

Of the 1,358 applications made since April 2009 that have either been subject to a planning decision or withdrawn, 985 were applications for residential projects on brownfield sites. There were 350 applications for greenfield sites and 23 applications were classified as brownfield/greenfield over the period of the study.

At total of 873 residential planning applications were granted during the period, an overall approval rate of 64%. Of these 674 (77% of approvals) were granted for brownfield sites, 186 (21%) 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	92	25	11	5	0	0	33	19	6
2016/2017	41	24	10	1	0	0	14	11	3
2017/2018	45	34	10	0	0	0	13	8	6
Total:	674	220	91	13	8	2	186	123	41

The high proportion of approvals granted for brownfield sites reflects the greater number of planning applications (73% 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%	20%	9%	100%	0%	0%	57%	33%	10%
2016/2017	55%	32%	13%	100%	0%	0%	50%	39%	11%
2017/2018	51%	38%	11%				48%	30%	22%
Total:	68%	22%	9%	57%	35%	9%	53%	35%	12%

In the first half of the study, the approval rate of brownfield planning applications consistently ran at around 70% and was as high as 78% in 2010/11 and 2011/12. Between 2013/14 and 2016/17, this approval rate declined and dropped to 55% in 2016/17.

The low success rate in 2016/17 appears to be due to the low proportion of applications made during the period that have yet to reach a planning outcome: 70% of residential applications on brownfield sites made in 2016/17 were undecided. Similarly, the success rate for applications made in 2017/18 was 51% as decisions, but in the final year of the study 67% of overall residential applications were undecided. It appears that decision to refuse or withdraw an application is typically made more quickly than an application's approval.

Of those projects refused over the course of the study, 22% of brownfield applications were rejected, while 35% 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 1,358 planning applications made since April 2009 that were either subject to a planning decision or withdrawn included the potential creation of 102,111 residential units.

Of these, 62,022 units (61%) were on brownfield sites, 36,518 units (36%) 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	4,694	1,307	144	2,579	0	0	3,416	1,113	377
2016/2017	1,755	796	621	4	0	0	1,715	473	228
2017/2018	1,860	1,308	265	0	0	0	2,117	925	204
Total:	37,939	11,580	12,503	2,940	524	107	24,081	9,669	2,768

In percentage terms, 19% of units proposed on brownfield sites were rejected, but 26% 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. Again in percentage terms, 20% 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	76%	21%	2%	100%	0%	0%	70%	23%	8%
2016/2017	55%	25%	20%	100%	0%	0%	71%	20%	9%
2017/2018	54%	38%	8%	-	-	-	65%	28%	6%
Total:	61%	19%	20%	82%	15%	3%	66%	26%	8%

Between April 2009 and March 2018, planning permission was granted for a total of 64,960 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 (37% of units against 21% 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 56 units on brownfield sites. The average size of mixed sites with both greenfield and brownfield land was 226 units.

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	4,694	44%	2,579	24%	3,416	32%	10,689
2016/2017	1,755	51%	4	0%	1,715	49%	3,474
2017/2018	1,860	47%	-	0%	2,117	53%	3,977
Total:	37,939	58%	2,940	5%	24,081	37%	64,960

Completions

Over the course of the period under study, 22% of residential projects reaching completion in England were on greenfield sites compared to 77% of projects on brownfield land. The balance of 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	58	74%	2	3%	18	23%	76
2017/2018	76	74%	-	0%	27	26%	103
Total:	383	77%	5	1%	107	22%	490

The number of projects being built in the Greenbelt has increased progressively over the last nine years: More residential projects reached completion in 2017/18, than any of the preceding eight full years. The total number of projects completed in the most recent year was also greater than for the first four years of the study combined. The vast majority of projects completed continue to be on brownfield sites. During 2017/18, 76 brownfield sites were completed, this represents 77% of sites completed during the year and compares to 58 brownfield sites completed during the previous financial year.

However, the number of greenfield sites being built has also been rising progressively, albeit from a lower base. At 27 sites, the number of residential projects completed on greenfield sites during 2017/18 was also the largest over the course of the study and was up by 50% on the total for the previous year. Again, this latest total was greater than that recorded in the first four years of the study.

The residential projects completed in the Greenbelt since 2009/10 have created 24,154 new homes. Of these, 68% of were built on brownfield land and 31% on greenfield land. The balance of units were 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	3,381	79%	23	1%	862	20%	4,243
2017/2018	4,756	58%	-	0%	3,387	42%	8,143
Total:	16,527	68%	253	1%	7,627	31%	24,154

The number of residential units on completed Greenbelt projects has expanded sharply since 2009/10, from just 70 units in the first year to 8,143 in 2017/18. Indeed, the rising trend accelerated in the most recent year, with the number of completed units virtually doubled that seen in 2016/17.

Until 2016/17, brownfield was the principal engine for growth. This growth continued into the most recent year, but was accompanied by a major upswing in homes completed on greenfield sites.

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.

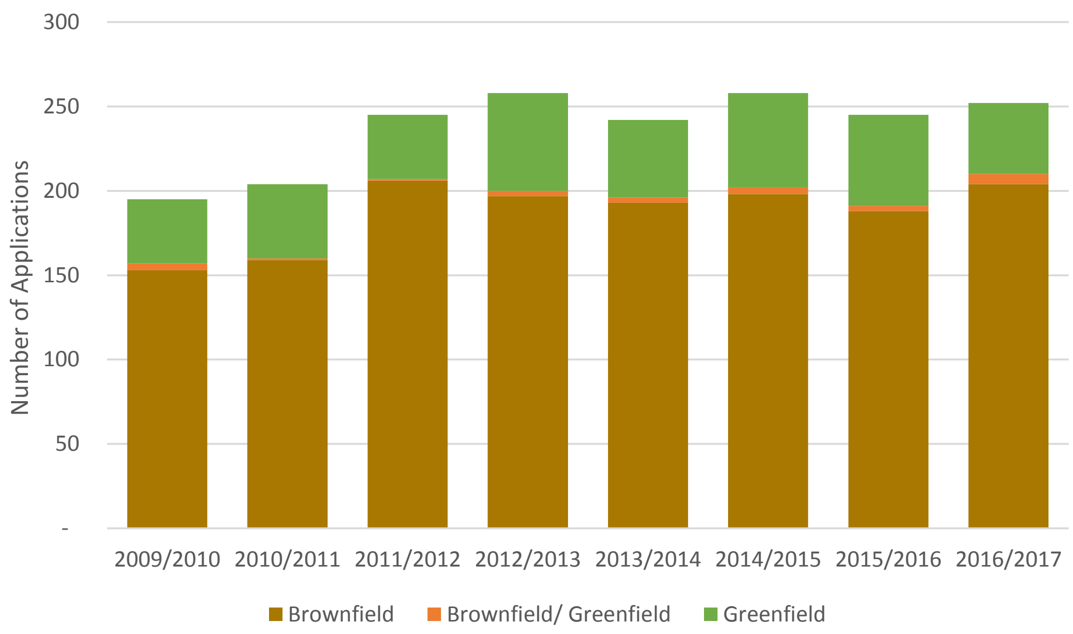
In only two of the eight financial years of the study did any units reach completion on sites classified as a combination of brownfield and greenfield.

Commercial & Industrial

Applications

The number of applications for commercial & industrial developments in the Greenbelt has been on a rising trend for much of the last nine years, although the increase has not been as sharp as for residential planning applications and applications fell back during 2017/18.

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



There were 2,311 commercial & industrial planning applications submitted between April 2009 and March 2018. Of these, 1,806 projects (78%) were for developments on brownfield sites, 477 applications (21%) were on greenfield sites and 28 applications (1%) were identified as being for mixed brownfield and greenfield sites.

There has been a gradual rise in the number of Greenbelt commercial & industrial planning applications during the period, from 195 applications in 2009/2010 to 288 in 2016/17. The number of commercial & industrial applications increased sharply during the last financial year (2017/18), rising by 26% to dropping to 363 projects.

Whilst the overall number of applications has been increasing during the period under review, 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 76% (2012/14 and 2015/16) and 84% (2011/12). In the last financial year (2017/18) this ratio dropped back to 76%.

The number of applications on greenfield sites has fluctuated between 16% (2011/12) and 23% (2015/16), but dropped back to 18% in 2016/17. In the last financial year, the proportion of commercial & industrial planning applications on greenfield sites rebounded to 23%.

Planning Decisions

Of the 2,076 commercial & industrial applications submitted since April 2009, 235 (11%) are still awaiting a planning decision. The vast majority of these applications were submitted during 2016/17 and 2017/17. Indeed 151 out of the 212 applications submitted during 2017/18 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	158	76%	3	1%	47	23%	208
2016/2017	175	83%	5	2%	30	14%	210
2017/2018	151	79%	-	0%	40	21%	191
Total:	1,398	80%	20	1%	328	19%	1,746

Over the course of the period under review, 1,398 (80%) of commercial & industrial projects approved were on brownfield land out of a total of 1,746 approvals, while just 328 projects (19%) 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	158	18	12	3	0	0	47	5	2
2016/2017	175	21	8	5	0	1	30	9	3
2017/2018	151	11	4	0	0	0	40	5	1
Total:	1,398	139	104	20	2	2	328	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 80% 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	87%	9%	4%	100%	0%	0%	80%	11%	9%
2011/2012	80%	9%	11%	0%	100%	0%	81%	14%	6%
2012/2013	88%	5%	7%	67%	0%	33%	77%	11%	12%
2013/2014	87%	7%	6%	100%	0%	0%	75%	9%	16%
2014/2015	84%	9%	6%	100%	0%	0%	86%	10%	4%
2015/2016	84%	10%	6%	100%	0%	0%	87%	9%	4%
2016/2017	86%	10%	4%	83%	0%	17%	71%	21%	7%
2017/2018	91%	7%	2%	-	-	-	87%	11%	2%
Total:	85%	8%	6%	83%	8%	8%	80%	12%	8%

Completions

Over the course of the period under study, 19% of commercial & industrial projects reaching completion in England were on greenfield sites compared to 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	76%	3	3%	22	21%	101
2017/2018	125	78%	1	1%	34	21%	159
Total:	721	80%	7	1%	168	19%	889

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%.

However, the most recent year brought a resurgence and the highest number of commercial & industrial sites on both brownfield and greenfield land were completed in the entire duration of the study.

Just seven commercial projects reached completion on sites with a mixture of brownfield and greenfield land.