

# **EAST AYRSHIRE COUNCIL**

**DEVELOPMENT SERVICES COMMITTEE: 11 APRIL 2000**

## **GREENFIELD/BROWNFIELD DEVELOPMENT IN EAST AYRSHIRE 1996-1999**

### **A Report by the Director of Development Services**

#### **1. PURPOSE OF REPORT**

1.1 The purpose of this report is to provide Committee with information on the total area of land developed in East Ayrshire from 1996 to 1999 and to give an indication of how much of this land was brownfield land (previously developed) and how much was greenfield land (not previously developed).

#### **2. INTRODUCTION**

2.1 One of the principle objectives of the East Ayrshire Local Plan is to help achieve the Council's Environmental Strategy. The Strategy aims to maximise the re-use of urban land and buildings and minimise the development of greenfield sites. It also aims to safeguard and enhance East Ayrshire's natural environment and built heritage. The extent to which the Council has achieved this will be examined in this report.

2.2 It is important to examine the profile of available land in East Ayrshire when making calculations on the split of brownfield and greenfield land development. There is a limited supply of available brownfield land within the Council Area and the Structure Plan requirement to provide land for uses such as housing and industry remains. It is inevitable that some greenfield land releases will need to be made in order to accommodate future demand assessments.

#### **3. METHODOLOGY**

3.1 The development of land is monitored regularly by the Planning and Building Control Division through an analysis of various land uses i.e. housing, industry, retail and leisure. Site areas of developed land are collected and defined as being either brownfield or greenfield. The land areas are totalled and a final brownfield / greenfield split by area and percentage is given. It should be noted that only the following are included in these calculations:

- Housing sites over 4 units
- New build retail and leisure facilities not including extensions
- All industrial development including extensions over 0.1ha

3.2 Land in East Ayrshire has been taken up by the following development from 1996 to 1999:

Development Type	Total Take up (ha)	Brownfield Take up (ha)	%Brownfield Take up	Greenfield Take up (ha)	%Greenfield Take up
Industry	25.78	20.3	78.7%	5.48	21.3%
Housing	68.83	31.74	46.1%	37.09	53.9%
Retail/Leisure	15.42	13.82	89.6%	1.6	10.4%
Other (Prison)	28.8	28.8	100%	0	0%
<b>TOTAL</b>	<b>138.83</b>	<b>94.66</b>	<b>68%</b>	<b>44.17</b>	<b>32%</b>

3.3 The above table shows that, in total, 68% of development has taken place on previously developed or brownfield land and 32% of development on previously undeveloped land. Housing, which is the largest take up of land, is the only land use with a greater greenfield than brownfield land take up. This is due to a high demand for new housing particularly in the northern parts of the Council area, all of which could not be accommodated on brownfield land. The development of land for purposes other than housing indicates that the majority has taken place on brownfield land. The analysis indicates that Council policies have been extremely successful in directing development to previously developed land.

#### 4. LEGAL IMPLICATIONS

4.1 There are no legal implications for the Council.

#### 5. PERSONNEL IMPLICATIONS

5.1 There are no personnel implications for the Council.

#### 6. RECOMMENDATION

6.1 It is recommended that Committee notes this report.

**Stephen Chorley**  
**Director of Development Services**

ED/FD  
 27 March 2000

Anyone wishing further information on the above report, please contact Emma Daly, Policy & Projects Section, Planning & Building Control Division on 01563 576756.

**AGENDA**