

SAXONY-ANHALT



REGIONAL DATA

country	Germany
NUTS* level	level 2
total area in km ² (2015)	20452
population (census data 2011)	2.287.040
ratio on total country population (%)	2,85
population density (persons/Km ² ; 2015)	109,5

*Nomenclature des Unités Territoriales Statistiques

PROJECT PARTNER

Ministry of Regional Development and Transportation, Magdeburg



Regional Background

The transformation in Saxony-Anhalt after 1989 led to disuse of inner-city industrial areas. Many of these areas turned into brownfields. To stop the land take in the urban fringes, inner-city brownfields can be redeveloped to attract investments that otherwise could potentially have taken place in PUOS. PUOS protection in this way could happen indirectly through intelligent commercial development. By revitalizing brownfields, strengthening existing commercial and industrial areas and fostering inter-communal cooperation in the re-designation of large-scale commercial and industrial areas, PUOS can be protected.

When it comes to the revitalization of inner-city brownfields, various obstacles have to be overcome in the region of Saxony-Anhalt. First, there are treatment requirements (e.g. contaminated sites). On brownfields, often the soil is deeply contaminated due to decades of use as a production site for heavy machinery. Superficial clearance through demolition of buildings was partially carried out, but mostly the soil is contaminated and old foundations are still remaining in the ground. Revitalization therefore often requires very expensive soil removal and disposal. This is only partly financed by public subsidies.

Secondly, landscape and nature conservation issues hinder the revitalization of brownfields. As a consequence of the disuse over decades, plants and animals have settled there again. To redevelop brownfields it is often necessary to carry out preliminary studies of the species population and its need for protection. Settled and protected animal and plant species can result in very lengthy and costly resettlement measures.

As a third obstacle, emission control issues are to be faced. Inner-city brownfields are often directly adjacent to residential buildings. In recent years, the requirements for emission control have increased. In accordance with the regulations, only marketing for non-disturbing, silent trade and production is possible in the residential areas.

In fourth place, there are monument protection issues. Some buildings on brownfields are listed as historical monuments and thus protected by law. Due to the lack of investment over decades, these buildings decay. In case of land purchase, the new owner obliged to fulfill the requirements of monument protection. The restoration under monument protection requirements is extremely costly and hampers new company settlements.

Fifthly, the ownership structure often blocks the revitalization of brownfields because the land is partly in privately owned. Ownership in many cases is unclear and complicated. Supporting a redevelopment through the public sector is therefore not possible, especially if there is no willingness to sell. Interventions by public authorities in private ownership are only possible in exceptional cases and to a very limited extent. Hence, there is a need for space managing tools and for Good Practices, which can help to overcome the described obstacles.

Regional Challenges

Brownfield revitalization

- redevelopment needs
- landscape and nature conservation
- emission control
- monument protection
- ownership structure

Lack of intercommunal cooperation

Needs for Good Practices

Tools for spatial and brown-field management

Instruments for intercommunal cooperation

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