

*Previously-developed land that may
be available for development:
England 2005*

*Results from the National Land Use Database
of Previously-Developed Land*

August 2006

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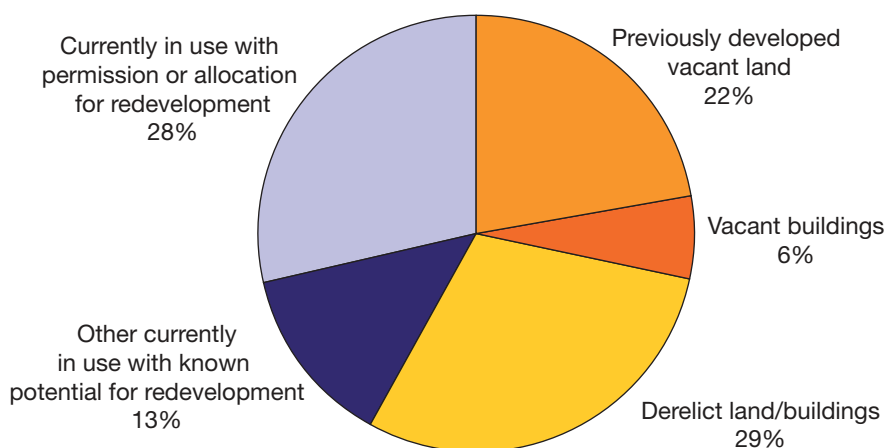
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Summary

Previously-developed land, often called brownfield land, is land that was developed but is now vacant or derelict, and land currently in use with known potential for redevelopment. This report shows results from the National Land Use Database of Previously-Developed Land based on information collected in 2005.

- In 2005 there were an estimated 63,500 hectares of previously-developed land in England, compared with 64,100 hectares in 2004.
- An estimated 36,600 hectares of previously-developed land were vacant or derelict, 58 per cent of the total. The remaining 26,900 hectares were in use but with potential for redevelopment. (**Figure 1 and Table 1**)

Figure 1: Previously-developed land by type



Changes since 2001

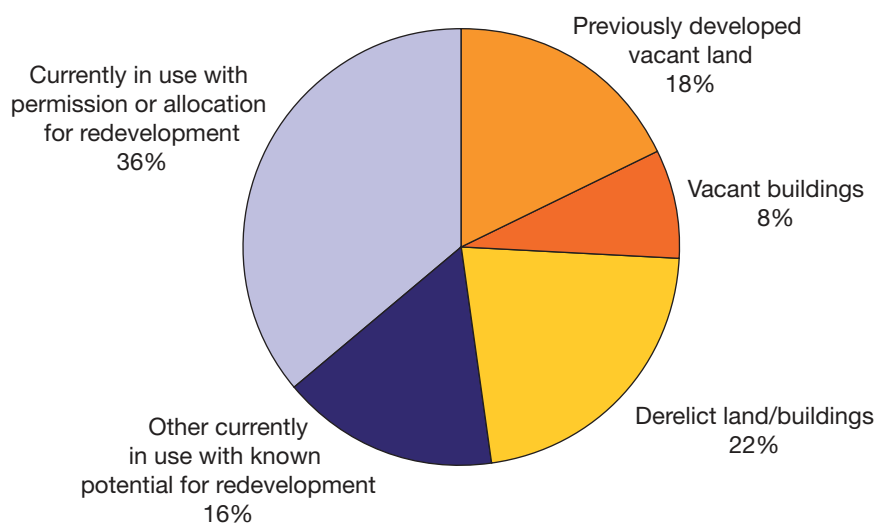
Over the period since 2001:

- The total of previously-developed land overall has declined by around 3 per cent;
- Vacant and derelict land is down by 11 per cent compared with 2001, while land currently in use with potential for redevelopment has increased by around 10 per cent;
- The amount of all previously-developed land assessed as suitable for housing is 1 per cent lower than in 2001 but the estimated housing capacity has increased by 7 per cent (**Table 8.1**).

Land with housing potential

- In 2005 local planning authorities estimated that 27,600 hectares (44 per cent) was potentially suitable for housing and could provide 981,000 dwellings. There may be barriers to development for some of this housing capacity: not all of it can be expected to come into use in the immediate future.
- Rather more of the land suitable for housing was currently in use (14,600 hectares) than vacant or derelict (13,000 hectares). (**Figure 2 and Table 1**)

Figure 2: Previously-developed land suitable for housing by land type



- The South East has the largest amount of land suitable with 5,300 hectares, followed by the East of England with 4,400 hectares (**Table 4**).

Full results

This report gives detailed results for the previously-developed land types, regional breakdowns, planned use and housing capacity, the ownership of the land, its location in urban or rural areas, trends in the amounts of previously-developed land, the rate at which it has been redeveloped and amounts becoming newly available.

A Supplementary Table shows the amounts of previously-developed land reported in each local authority. All tables are available as downloadable Excel files from www.nlud.org.uk.

Types of previously-developed land, suitability for housing and housing capacity

Table 1 provides a full breakdown of the types of previously-developed land. Some of the key findings are that in 2005 there were estimated to be:

- 13,900 hectares of vacant land, that is land that has been cleared and may be available for development;
- 18,700 hectares of derelict land and buildings requiring treatment before development;
- 3,900 hectares of buildings that had been vacant for 12 months or more;
- 18,900 hectares of land currently in use with planning permission or allocated for redevelopment in a local plan;
- 8,000 hectares of land currently in use with known potential for redevelopment but no planning permission or allocation in a local plan;
- 27,600 hectares of previously-developed land assessed by local authorities as suitable for housing;

and that:

- Land assessed as suitable for housing could potentially accommodate 980,700 dwellings.

Table 1: Previously-developed land¹ by land type, planned use and suitability for housing: England 2005

Land/building type	Planning allocation or permission ²				All previously developed land that is unused or may be available for redevelopment	of which suitable for housing ³	
	Housing	Mixed Use	Other	None		Total Area	Number of dwellings ⁴
						hectares	numbers
Vacant and derelict land and buildings							
Previously-developed vacant land	2,330	2,370	6,060	3,160	13,920	4,950	186,000
Derelict land/buildings	1,170	3,830	7,160	6,560	18,720	5,960	152,800
Vacant buildings	1,050	450	770	1,650	3,920	2,160	97,900
All vacant and derelict land and buildings	4,550	6,650	13,990	11,370	36,560	13,070	436,720
Currently in Use							
Allocated in a local plan or with planning permission for any use	5,280	5,930	7,710	–	18,920	10,270	382,300
Known redevelopment potential but no planning allocation or permission	–	–	–	8,010	8,010	4,300	161,700
All currently in use	5,280	5,930	7,710	8,010	26,930	14,570	543,950
All land types	9,830	12,590	21,700	19,380	63,490	27,640	980,700
						per cent	
Vacant and derelict land and buildings							
Previously-developed vacant land	17	17	44	23	100	36	
Derelict land/buildings	6	20	38	35	100	32	
Vacant buildings	27	11	20	42	100	55	
All vacant and derelict land and buildings	12	18	38	31	100	36	
Currently in Use							
Allocated in a local plan or with planning permission for any use	28	31	41	0	100	54	
Known redevelopment potential but no planning allocation or permission	0	0	0	100	100	54	
All currently in use	20	22	29	30	100	54	
All land types	15	20	34	31	100	44	

1 Previously-developed land that is unused or may be available for development. See Annex B for definitions.

2 Land that has planning permission or is allocated in a local plan for the use indicated (includes some allocations in draft plans).

3 Based on sites judged by the local authorities to be suitable for residential development.

4 Based on existing planning permissions or estimated capacity based on current density assumptions.

Amounts and types of previously-developed land in each region

Figure 3 and **Table 2** show how the amount and types of previously-developed land vary between the regions.

- The North West has the largest amount of previously-developed land, 11,900 hectares, and the largest amount that is vacant or derelict, 8,700 hectares.
- The South East has the second largest amount of previously-developed land, 10,100 hectares and the largest amount that is currently in use, 6,500 hectares. Of the land currently in use 5,000 hectares has planning permission or is allocated in a local plan.

Figure 3: Amounts by region by type of previously-developed land

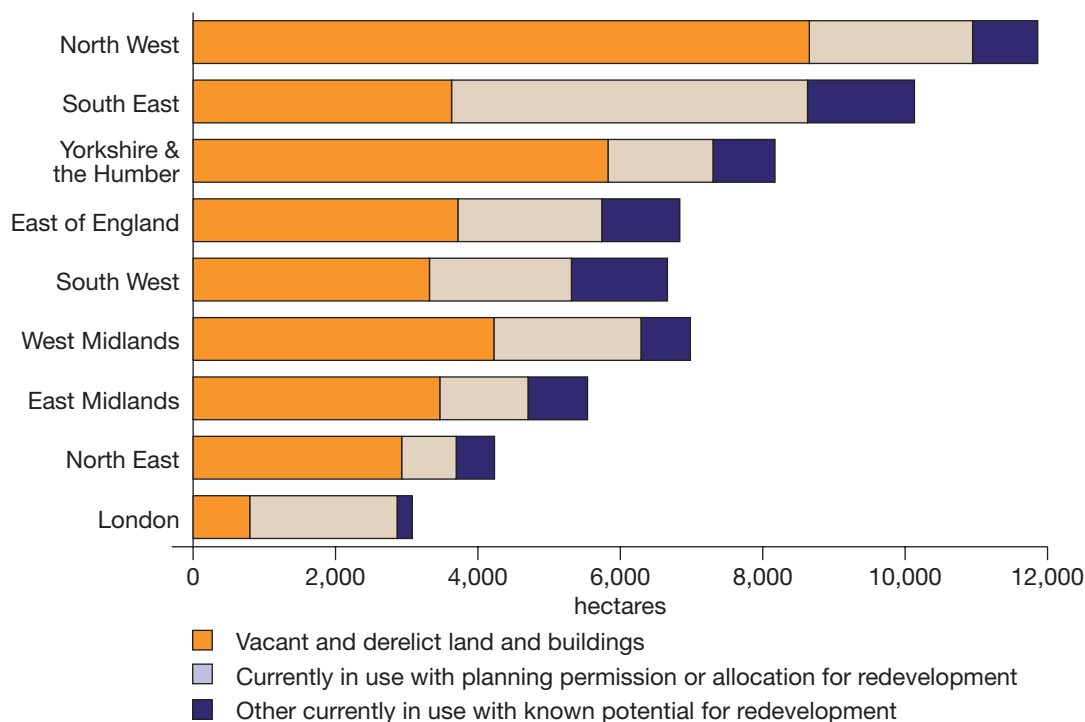


Table 3 shows the areas of previously-developed land as a proportion of all developed land in each region.

- In the North West and the North East previously-developed land forms the highest proportion of all developed land, at 7.0 and 7.4 per cent respectively, compared with the average for England of 5.5 per cent.
- In London previously-developed land forms the smallest proportion of all developed land, 2.4 per cent.

Table 2: Previously-developed land¹ by land type and Government Office Region: England 2005

Government Office Region	Vacant and derelict land			Currently in use			All previously developed land that is currently in use	All previously developed land that is unused or may be available for redevelopment
	Previously developed vacant land	Derelict land and buildings	Vacant buildings	All vacant and derelict land	Allocated in a local plan or with planning permission for any use	Known redevelopment potential but no planning allocation or permission		
North East	1,480	1,250	190	2,920	770	540	1,310	hectares 4,230
North West	2,700	5,380	580	8,660	2,290	910	3,200	11,860
Yorkshire & the Humber	2,300	2,720	810	5,830	1,470	870	2,340	8,170
East Midlands	1,100	1,730	630	3,460	1,240	840	2,080	5,540
West Midlands	1,720	2,120	390	4,230	2,070	690	2,760	6,980
East of England	1,250	2,120	340	3,710	2,020	1,100	3,120	6,830
London	370	210	220	800	2,070	210	2,280	3,080
South East	1,860	1,310	460	3,630	5,000	1,500	6,500	10,130
South West	1,140	1,880	300	3,320	1,990	1,350	3,340	6,660
England	13,920	18,720	3,920	36,560	18,920	8,010	26,930	63,490
North East	35	30	4	69	18	13	31	per cent 100
North West	23	45	5	73	19	8	27	100
Yorkshire & the Humber	28	33	10	71	18	11	29	100
East Midlands	20	31	11	62	22	15	38	100
West Midlands	25	30	6	61	30	10	40	100
East of England	18	31	5	54	30	16	46	100
London	12	7	7	26	67	7	74	100
South East	18	13	5	36	49	15	64	100
South West	17	28	5	50	30	20	50	100
England	22	29	6	58	30	13	42	100

1 Previously-developed land that is unused or may be available for development. See annex B for definition.

Table 3: Previously-developed land¹ as a proportion of all developed land, by land type and Government Office Region: England 2005

Government Office Region	Total area of developed land in 2001 ²	Vacant and derelict land			Currently in use		All previously developed land that is unused or may be available for redevelopment
		Vacant land	Derelict land and buildings	Vacant buildings	Allocated in a local plan or with planning permission for any use	With known redevelopment potential but no planning allocation or permission	
North East	hectares 60,200	2.5	2.1	0.3	1.3	0.9	per cent 7.0
North West	160,300	1.7	3.4	0.4	1.4	0.6	7.4
Yorkshire & the Humber	121,000	1.9	2.2	0.7	1.2	0.7	6.8
East Midlands	100,900	1.1	1.7	0.6	1.2	0.8	5.5
West Midlands	129,200	1.3	1.6	0.3	1.6	0.5	5.4
East of England	134,900	0.9	1.6	0.3	1.5	0.8	5.1
London	130,500	0.3	0.2	0.2	1.6	0.2	2.4
South East	205,100	0.9	0.6	0.2	2.4	0.7	4.9
South West	116,700	1.0	1.6	0.3	1.7	1.2	5.7
England	1,158,900	1.2	1.6	0.3	1.6	0.7	5.5

1 Previously-developed land that is unused or may be available for development. See Annex B for definition.

2 Urban land figures from DCLG urban settlements for 2001.

Suitability of previously-developed land for housing in each region

Figure 4 and **Table 4** show the regional distribution of previously-developed land assessed by the local authority as suitable for housing.

- The South East has the largest amount of previously-developed land assessed as suitable for housing, 5,300 hectares, followed by the East of England with 4,400 hectares.
- The East of England has the highest *proportion* of previously-developed land that is assessed as suitable for housing, with 65 per cent. This compares with 32 per cent in the North West and 31 per cent in Yorkshire and the Humber.

Figure 4: Amounts by region by suitability for housing

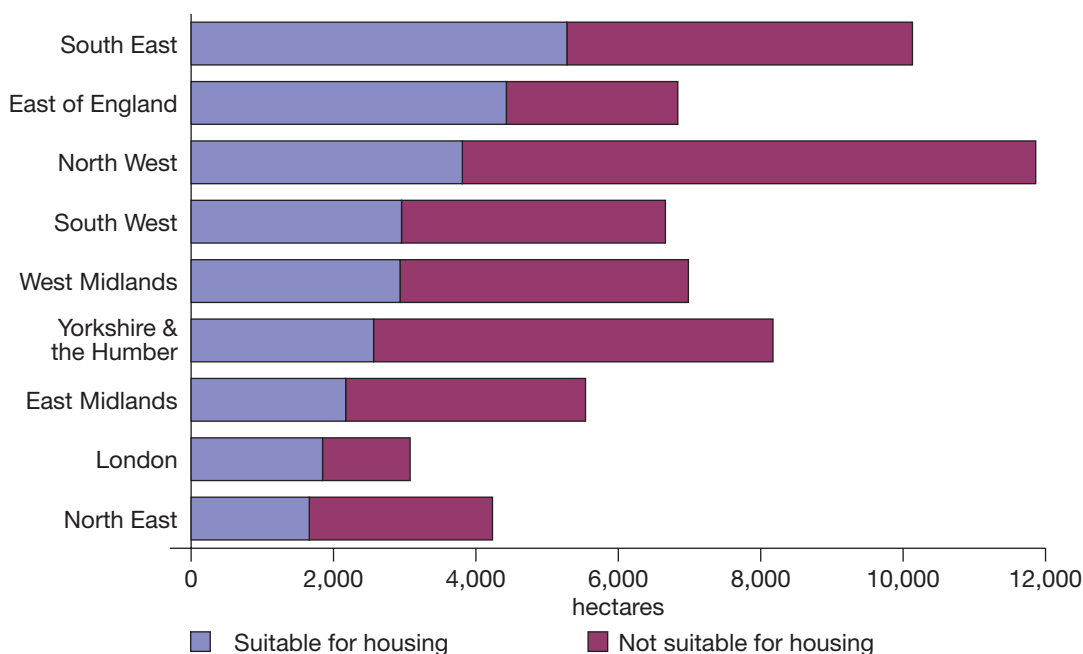


Figure 5 and **Table 4** show the number of dwellings that could potentially be provided on previously-developed land assessed as suitable for housing in each region.

- The North West has identified the largest housing capacity with 161,600 dwellings, followed by the South East with 160,700 dwellings, that could be provided on existing previously-developed land;
- London, although having the second lowest amount of previously-developed land suitable for housing has the third highest number of dwellings that could be provided on this land, at 125,300 dwellings.

Figure 5: Dwellings capacity on previously-developed land suitable for housing by region

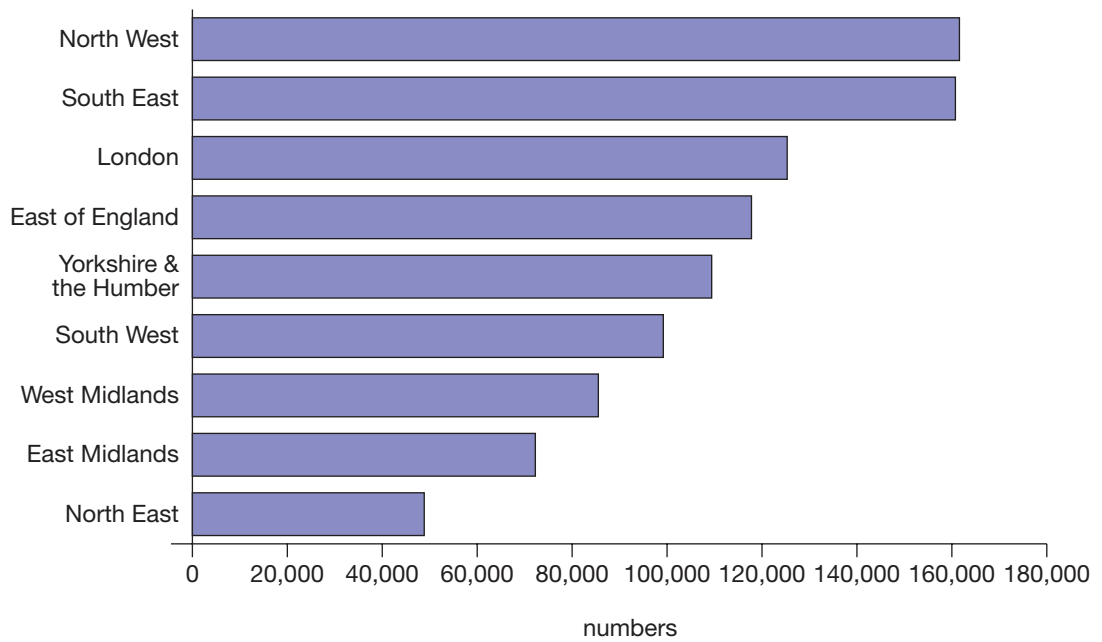


Figure 6 and **Table 4** show the density of housing development, in terms of dwellings per hectare, that would be planned on land suitable for housing. The densities are affected by the inclusion of sites planned for mixed use, where the density is based on the whole site area while only part might be used for housing.

- London has the highest density, at 68 dwellings per hectare, while the East of England has the lowest, at 27 dwellings per hectare.

Figure 6: Housing density on previously-developed land suitable for housing by region

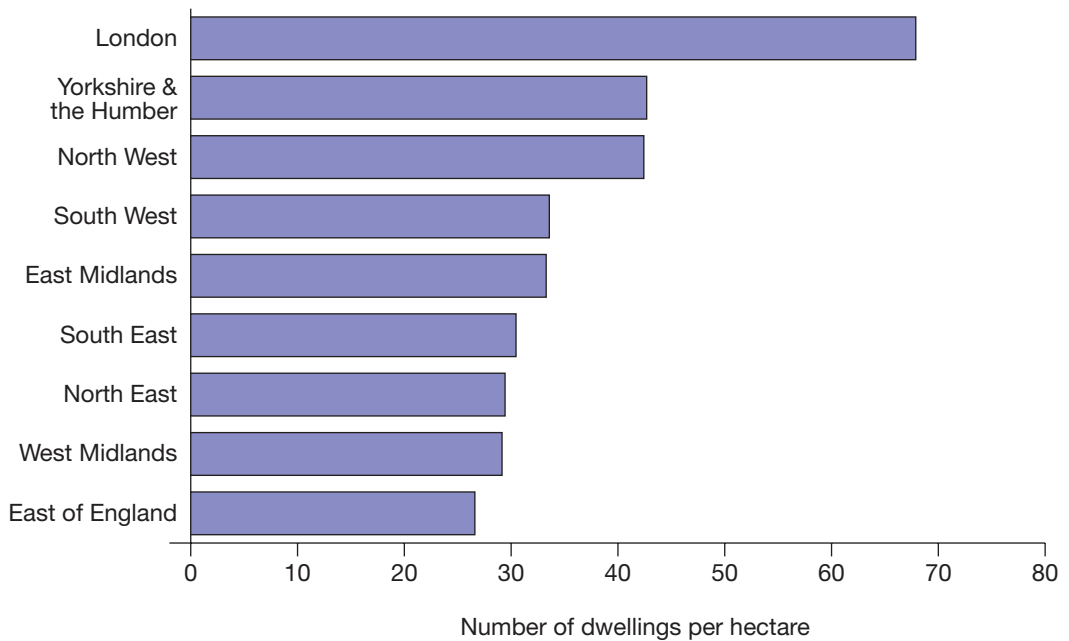


Table 4: Previously-developed land¹ by planning status, suitability for housing and dwellings by Government Office Region: England 2005

Government Office Region	Planning allocation or permission ²				All previously developed land that is unused or may be available for redevelopment	of which suitable for housing ³		
	Housing	Mixed Use	Other	None		Total Area	Number of dwellings ⁴	Number of dwellings per hectare
						hectares		numbers
North East	490	600	2,150	980	4,230	1,660	48,800	29
North West	1,570	1,220	5,540	3,530	11,860	3,810	161,600	42
Yorkshire & the Humber	880	710	3,340	3,230	8,170	2,560	109,400	43
East Midlands	860	640	1,700	2,340	5,540	2,170	72,300	33
West Midlands	1,460	640	2,720	2,160	6,980	2,930	85,500	29
East of England	1,630	2,590	1,290	1,330	6,830	4,430	117,800	27
London	340	1,580	730	420	3,080	1,850	125,300	68
South East	1,600	3,180	3,110	2,240	10,130	5,280	160,700	30
South West	990	1,430	1,100	3,140	6,660	2,950	99,200	34
England	9,830	12,590	21,700	19,380	63,490	27,640	980,700	35
						per cent		
North East	12	14	51	23	100	39		
North West	13	10	47	30	100	32		
Yorkshire & the Humber	11	9	41	40	100	31		
East Midlands	16	12	31	42	100	39		
West Midlands	21	9	39	31	100	42		
East of England	24	38	19	19	100	65		
London	11	51	24	14	100	60		
South East	16	31	31	22	100	52		
South West	15	21	17	47	100	44		
England	15	20	34	31	100	44		

1 Previously-developed land that is unused or may be available for development. See Annex B for definition.

2 Land that has planning permission (includes some permissions subject to further legal agreement) or is allocated in a local plan for the use indicated (includes some allocations in draft plans and allocation or draft allocation within a zone).

3 Based on sites judged by the local authorities to be suitable for residential development.

4 Based on existing planning permissions or estimated capacity based on current density assumptions.

Planned use and housing capacity

Figure 7 and **Table 5** show the planned use of the previously-developed land after redevelopment. The figure and table include land which does not currently have a planned use.

- The largest proportion of previously-developed land, 31 per cent, did not have a planned use recorded in the return from the local authority.
- Some 24 per cent was planned for employment, 20 per cent for mixed use and 15 per cent for housing. Mixed use generally includes housing.

Figure 7: Planned use – all previously-developed land

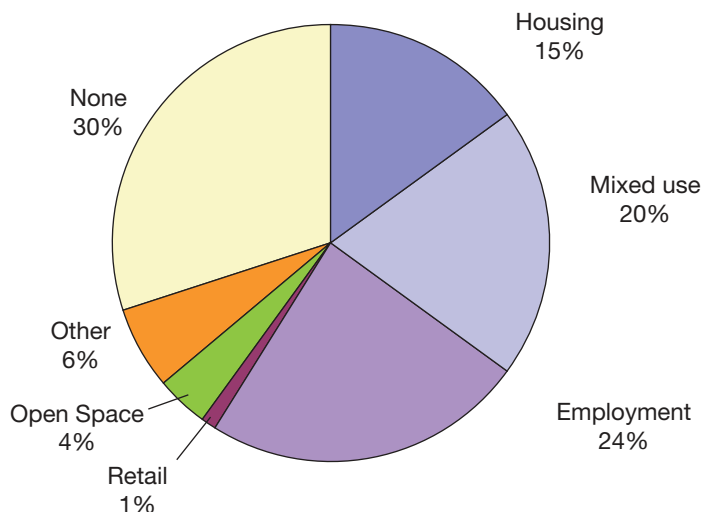


Table 5: Previously-developed land¹ by planned use and by Government Office Region: England 2005

Government Office Region	Planning allocation or permission ²							All previously developed land that is unused or may be available for redevelopment
	Housing	Employment	Retail	Mixed use	Open Space	Other	None	
								hectares
North East	495	1,684	31	601	307	132	984	4,233
North West	1,571	3,367	146	1,219	1,474	554	3,531	11,862
Yorkshire & the Humber	880	2,243	60	715	159	883	3,233	8,172
East Midlands	862	1,324	44	637	118	217	2,338	5,539
West Midlands	1,461	2,105	119	643	158	335	2,162	6,984
East of England	1,629	718	53	2,586	22	501	1,325	6,835
London	342	468	28	1,576	30	209	424	3,076
South East	1,598	2,183	42	3,176	122	766	2,244	10,131
South West	991	915	27	1,432	27	128	3,142	6,662
England	9,830	15,007	550	12,585	2,416	3,724	19,382	63,493
								per cent
North East	12	40	1	14	7	3	23	100
North West	13	28	1	10	12	5	30	100
Yorkshire & the Humber	11	27	1	9	2	11	40	100
East Midlands	16	24	1	11	2	4	42	100
West Midlands	21	30	2	9	2	5	31	100
East of England	24	11	1	38	0	7	19	100
London	11	15	1	51	1	7	14	100
South East	16	22	0	31	1	8	22	100
South West	15	14	0	21	0	2	47	100
England	15	24	1	20	4	6	31	100

1 Previously-developed land that is unused or may be available for development.

2 Land that has planning permission (includes some permissions subject to further legal agreement) or is allocated in a local plan for the use indicated (includes some allocations in draft plans and allocation or draft allocation within a zone).

Figure 8 and **Table 6.1** show the breakdown of planned uses just for land assessed as suitable for housing.

- Only 6 per cent was positively planned for a non-housing use.
- Some 34 per cent was planned for housing and a further 35 per cent for mixed use, the remaining 25 per cent not having a planned use.

Figure 8: Planned Use – previously-developed land suitable for housing

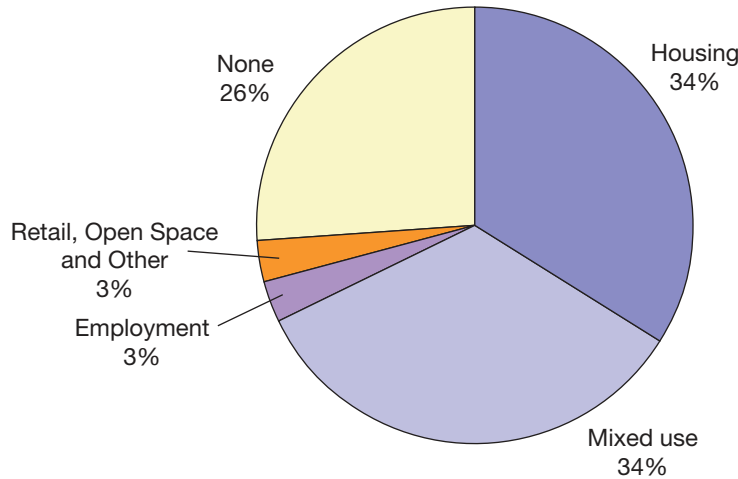


Figure 9 and **Table 6.2** show planned use in terms the local authorities' assessment of the number of dwellings that could be provided.

- Some 68 per cent of potential capacity is on land planned for housing or mixed use, 25 per cent is on land with no current planned use, and 7 per cent is on land planned for a non-housing use.

Figure 9: Dwellings capacity by planned use

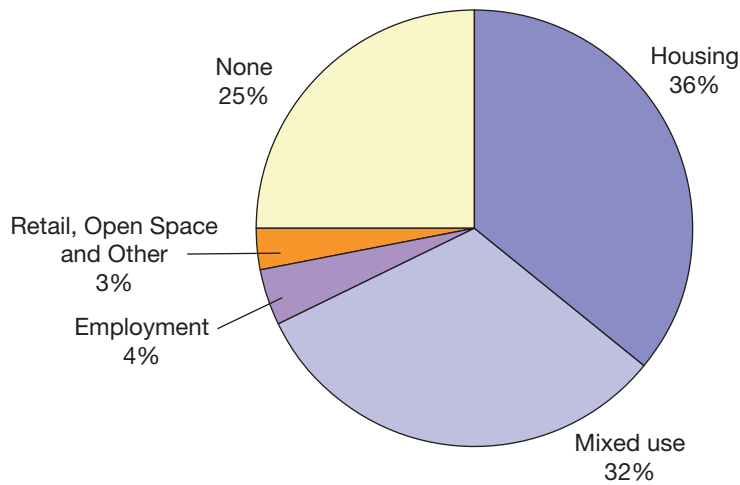


Table 6.1: Previously-developed land¹ that is suitable for housing² by planning allocation or permission³ by land type: England 2005

Land/building type	Housing	Mixed Use	Other	None	All
					hectares
Vacant and derelict land and buildings					
Previously-developed vacant land	2,294	1,470	374	815	4,952
Derelict land/buildings	1,088	3,129	625	1,117	5,959
Vacant buildings	1,025	374	166	594	2,160
All vacant and derelict land and buildings	4,407	4,972	1,165	2,526	13,071
Currently in Use					
Allocated in a local plan or with planning permission for any use	5,054	4,680	538	–	10,273
Known redevelopment potential but no planning allocation or permission	–	–	–	4,298	4,298
All currently in use	5,054	4,680	538	4,298	14,571
All land types	9,462	9,653	1,704	6,825	27,642
					per cent
Vacant and derelict land and buildings					
Previously-developed vacant land	46	30	8	16	100
Derelict land/buildings	18	53	10	19	100
Vacant buildings	47	17	8	28	100
All vacant and derelict land and buildings	34	38	9	19	100
Currently in Use					
Allocated in a local plan or with planning permission for any use	49	46	5	0	100
Known redevelopment potential but no planning allocation or permission	0	0	0	100	100
All currently in use	35	32	4	29	100
All land types	34	35	6	25	100

1 Previously-developed land that is unused or may be available for development. See Annex B for definitions.

2 Based on sites judged by the local authorities to be suitable for residential development.

3 Land that has planning permission (includes some permissions subject to further legal agreement) or is allocated in a local plan for the use indicated (includes some allocations in draft plans and allocation or draft allocation within a zone).

Table 6.2: Estimated dwellings capacity¹ for previously developed land² that is suitable for housing³ by planning allocation or permission⁴ by land type: England 2005

Land/building type	Housing	Mixed Use	Other	None	All
					numbers
Vacant and derelict land and buildings					
Previously-developed vacant land	84,495	54,873	15,851	30,816	186,035
Derelict land/buildings	40,192	62,497	21,702	28,431	152,822
Vacant buildings	44,255	19,578	7,361	26,668	97,861
All vacant and derelict land and buildings	168,942	136,948	44,914	85,915	436,718
Currently in Use					
Allocated in a local plan or with planning permission for any use	180,189	181,100	20,988	–	382,277
Known redevelopment potential but no planning allocation or permission	–	–	–	161,673	161,673
All currently in use	180,189	181,100	20,988	161,673	543,950
All land types	349,131	318,047	65,902	247,588	980,668
					per cent
Vacant and derelict land and buildings					
Previously-developed vacant land	45	29	9	17	100
Derelict land/buildings	26	41	14	19	100
Vacant buildings	45	20	8	27	100
All vacant and derelict land and buildings	39	31	10	20	100
Currently in Use					
Allocated in a local plan or with planning permission for any use	47	47	5	0	100
Known redevelopment potential but no planning allocation or permission	0	0	0	100	100
All currently in use	33	33	4	30	100
All land types	36	32	7	25	100

1 Based on existing planning permissions or estimated capacity based on current density assumptions.

2 Previously-developed land that is unused or may be available for development. See Annex B for definitions.

3 Based on sites judged by the local authorities to be suitable for residential development.

4 Land that has planning permission (includes some permissions subject to further legal agreement) or is allocated in a local plan for the use indicated (includes some allocations in draft plans and allocation or draft allocation within a zone).

Regional breakdowns for planned use of all previously-developed land, planned use of land suitable for housing and housing capacity by planned use are given in **Tables 5, 7.1** and **7.2** respectively. Detailed breakdowns by each type of brownfield land are given in **Tables 14.1** to **14.3.2**

Table 7.1: Previously-developed land¹ that is suitable for housing² by planning allocation or permission³ by Government Office Region: England 2005

Government Office Region	Housing	Mixed Use	Other	None	All
					hectares
North East	470	568	104	517	1,660
North West	1,512	849	470	978	3,809
Yorkshire & the Humber	813	422	487	841	2,563
East Midlands	826	371	74	900	2,171
West Midlands	1,452	431	120	930	2,934
East of England	1,608	2,023	83	714	4,427
London	319	1,246	57	224	1,846
South East	1,568	2,514	113	1,082	5,278
South West	893	1,228	196	637	2,955
England	9,462	9,653	1,704	6,825	27,642
					per cent
North East	28	34	6	31	100
North West	40	22	12	26	100
Yorkshire & the Humber	32	16	19	33	100
East Midlands	38	17	3	41	100
West Midlands	49	15	4	32	100
East of England	36	46	2	16	100
London	17	68	3	12	100
South East	30	48	2	20	100
South West	30	42	7	22	100
England	34	35	6	25	100

1 Previously-developed land that is unused or may be available for development. See Annex B for definitions.

2 Based on sites judged by the local authorities to be suitable for residential development.

3 Land that has planning permission (includes some permissions subject to further legal agreement) or is allocated in a local plan for the use indicated (includes some allocations in draft plans and allocation or draft allocation within a zone).

Table 7.2: Estimated dwellings capacity¹ for previously developed land² that is suitable for housing³ by planning allocation or permission⁴ by Government Office Region: England 2005

Government Office Region	Housing	Mixed Use	Other	None	All
					numbers
North East	16,787	8,913	3,917	19,228	48,845
North West	62,639	38,564	20,098	40,297	161,598
Yorkshire & the Humber	33,023	18,204	20,628	37,544	109,399
East Midlands	26,050	13,354	2,585	30,263	72,252
West Midlands	48,700	11,853	2,464	22,504	85,522
East of England	53,481	36,951	2,860	24,493	117,785
London	21,312	87,634	3,422	12,941	125,308
South East	54,945	62,822	4,727	38,253	160,747
South West	32,195	39,753	5,201	22,063	99,212
England	349,131	318,047	65,902	247,588	980,668
					per cent
North East	34	18	8	39	100
North West	39	24	12	25	100
Yorkshire & the Humber	30	17	19	34	100
East Midlands	36	18	4	42	100
West Midlands	57	14	3	26	100
East of England	45	31	2	21	100
London	17	70	3	10	100
South East	34	39	3	24	100
South West	32	40	5	22	100
England	36	32	7	25	100

1 Based on existing planning permissions or estimated capacity based on current density assumptions.

2 Previously developed land that is unused or may be available for development. See Annex B for definitions.

3 Based on sites judged by the local authorities to be suitable for residential development.

4 Land that has planning permission (includes some permissions subject to further legal agreement) or is allocated in a local plan for the use indicated (includes some allocations in draft plans and allocation or draft allocation within a zone).

Ownership of previously-developed land

Figure 10 and **Table 9** show the ownership of previously-developed land.

- Private owners own 56 per cent of previously-developed land, public sector bodies, including central government but excluding local authorities, own 17 per cent and local authorities own 11 per cent.
- Ownership is unknown for the remaining 16 per cent. A high proportion is likely to be in private ownership.

The table shows that proportions are similar when based on land suitable for housing and on dwellings capacity.

Figure 10: Ownership of previously-developed land

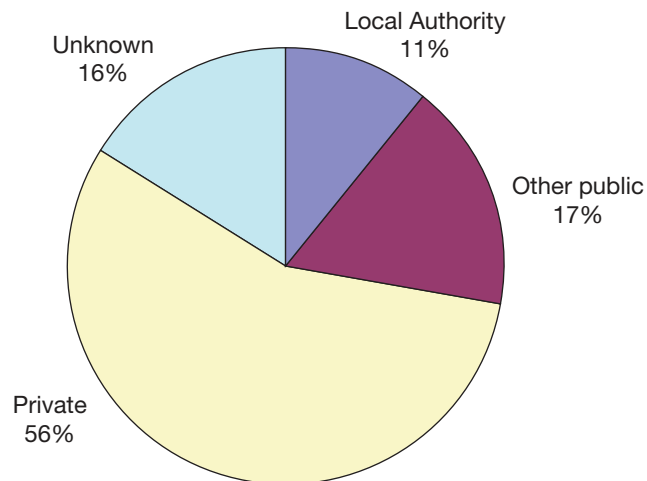


Table 9: Ownership of previously-developed land¹, land suitable for housing and dwellings capacity: England 2005

	Ownership				All per cent
	Local Authority	Other public	Private	Unknown	
All previously-developed land	11	17	56	16	100
Suitable for housing	13	17	56	15	100
Number of dwellings ²	13	15	56	16	100

1 The figures are based on ungrossed data.

2 Based on existing planning permissions or estimated capacity based on current density assumptions.

Table 10.1 gives the ownership of the different types of previously-developed land.

Figure 11 and **Table 10.2** show ownership by region.

- The North East is the region with the highest proportion of previously-developed land owned by local authorities, 25 per cent. The proportion is also high in the North West, at 18 per cent.
- Ownership by other public sector bodies is relatively high in the South East and South West, at 22 per cent and 21 per cent respectively.

Figure 11: Amounts by region by ownership of previously-developed land

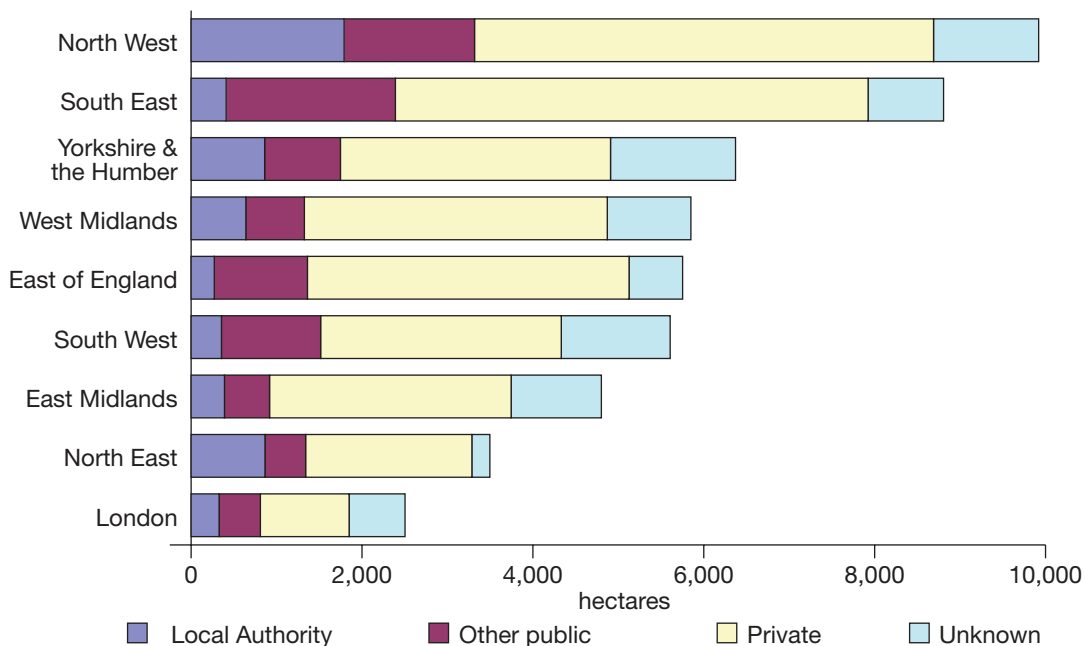


Table 10.1: Ownership of previously-developed land¹ by land type: England 2005

Land/building type	Ownership				All per cent
	Local Authority	Other public	Private	Unknown	
Vacant and derelict land and buildings					
Previously-developed vacant land	15	21	48	16	100
Derelict land/buildings	12	11	61	16	100
Vacant buildings	7	15	63	16	100
All vacant and derelict land and buildings	13	15	56	16	100
Currently in Use					
Allocated in a local plan or with planning permission for any use	9	16	60	15	100
Known redevelopment potential but no planning allocation or permission	10	25	50	16	100
All currently in use	9	19	57	15	100
All land types	11	17	56	16	100

1 The figures are based on ungrossed data.

Table 10.2: Ownership of previously-developed land¹ by region: England 2005

Government Office Region	Ownership				All
	Local Authority	Other public	Private	Unknown	
North East	25	14	56	6	per cent 100
North West	18	15	54	12	100
Yorkshire & the Humber	14	14	50	23	100
East Midlands	8	11	59	22	100
West Midlands	11	12	61	17	100
East of England	5	19	65	11	100
London	13	19	41	26	100
South East	5	22	63	10	100
South West	6	21	50	23	100
England	11	17	56	16	100

¹ The figures are based on ungrossed data.

Location in urban or rural areas

Table 11.1 and **Figures 12** and **13** show the location of previously-developed land in a built-up area with a population of 1,000 or more, or outside but within 500 metres of such a built-up area, or elsewhere. Definitions are given in Annex B.

Figure 12 shows the location of vacant and derelict land and buildings and **Figure 13** shows the location of land currently in use, with simplified terminology for the three types of location.

- Some 45 per cent of vacant and derelict land and buildings is in an urban area, 30 per cent is in the urban fringe and 25 per cent is in a rural area.
- Previously-developed land currently in use is much more likely to be in an urban area, 71 per cent, with 18 per cent in the urban fringe and only 11 per cent in a rural area.

Figure 12: Location of vacant and derelict land and buildings

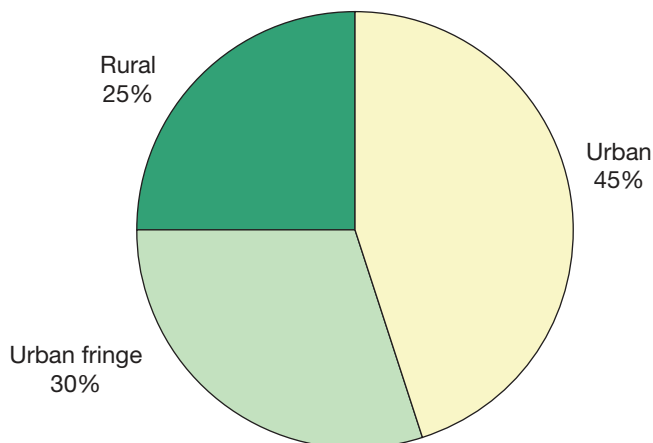


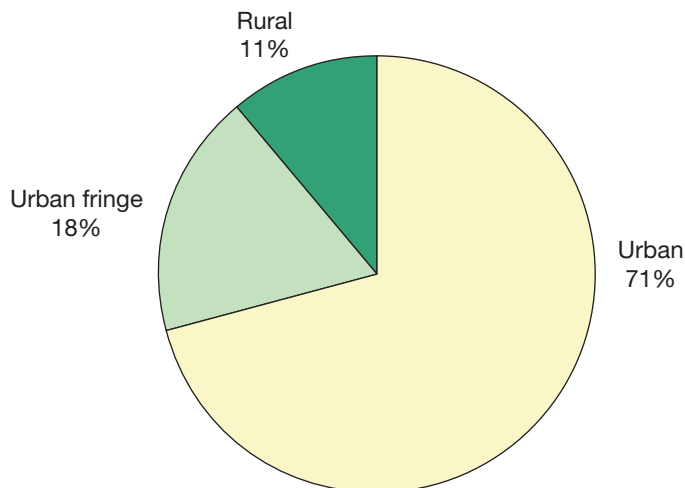
Figure 13: Location of land currently in use with potential for redevelopment

Table 11.1 also shows average site sizes.

- The largest average site size is for derelict land and buildings in rural areas, at 14.9 hectares.
- Sites of all types in rural area tend to be larger, with an average size of 7.1 hectares compared with the average for all areas of 2.1 hectares.

Table 11.2 gives the location of previously-developed land by region.

Trends in previously-developed land

Trends in previously-developed land are shown in **Table 8.1**. The definition of previously-developed land was widened slightly from 2001 onwards and the 2001 figures are shown on both definitions. The change was responsible for an increase of 3090 hectares, exclusively in land currently in use with planning permission or allocation in a local plan. Improvements in the completeness of returns from local authorities and other changes give rise to some uncertainty on exact amounts of change. The section “About the data” and Annex A give further information on changes in the data and how they have been allowed for.

The general trends are however clear. Over the period since 2001:

- The total of previously-developed land overall has declined by around 3 per cent;
- Vacant and derelict land is down by 11 per cent compared with 2001, while land currently in use with potential for redevelopment has increased by 10 per cent;
- The amount of all previously-developed land assessed as suitable for housing is 1 per cent lower than in 2001 but the estimated housing capacity has increased by 7 per cent.

Table 11.1: Location of previously-developed land in an urban settlement¹ or elsewhere by land type: percentages and site sizes²: England 2005

Land/building type	Percentage of area				Average size of sites (ha)			
	Urban settlement	Within 500m of urban settlement	Other area	All sites	Urban settlement	Within 500m of urban settlement	Other area	All sites
Vacant and derelict land and buildings								
Vacant land	52	36	12	100	1.3	4.6	9.1	2.0
Derelict land and buildings	33	29	37	100	2.3	5.1	14.9	4.5
Vacant buildings	81	10	9	100	0.8	2.1	1.6	0.9
All vacant and derelict land and buildings	45	30	25	100	1.4	4.7	10.5	2.4
Currently in use								
Allocated in a local plan or with planning permission for any use	69	21	10	100	1.5	5.1	3.3	1.9
Known redevelopment potential but no planning allocation or permission	75	11	14	100	1.3	2.2	4.5	1.5
All currently in use	71	18	11	100	1.4	4.2	3.6	1.8
All land types	56	25	19	100	1.4	4.5	7.1	2.1

1 See Annex B for definitions.

2 The figures are based on ungrossed data.

Table 11.1: Location of previously-developed land in an urban settlement¹ or elsewhere by Region: percentages and site sizes²: England 2005

Government Office Region	Percentage of area				Average size of sites (ha)			
	Urban settlement	Within 500m of urban settlement	Other area	All sites	Urban settlement	Within 500m of urban settlement	Other area	All sites
North East	59	27	14	100	1.7	4.3	6.1	2.3
North West	51	28	21	100	1.1	4.3	10.1	1.8
Yorkshire & the Humber	48	32	20	100	1.6	4.3	10.7	2.5
East Midlands	47	34	18	100	1.2	3.9	4.1	1.9
West Midlands	59	29	11	100	1.2	5.1	4.1	1.8
East of England	61	17	23	100	1.7	3.8	10.2	2.3
London	94	5	1	100	1.9	7.5	12.1	2.0
South East	50	27	23	100	1.4	7.2	8.2	2.4
South West	62	14	24	100	1.7	3.0	5.1	2.2
England	56	25	19	100	1.4	4.5	7.1	2.1

1 See Annex B for definitions.

2 The figures are based on ungrossed data.

Table 8.2 shows trends by region. There are some large differences. Note, however, that the estimates for 2001 are less securely based than those for later years so that where the changes since 2002 are markedly different from those since 2001 they are the more reliable.

TOTAL PREVIOUSLY-DEVELOPED LAND

- Totals of previously-developed land mostly did not change greatly between 2002 and 2005. There was only one region with an increase since 2002, the West Midlands with an increase of 6 per cent. The largest decreases were in the East Midlands (down 13 per cent since 2002), the North East (down 12 per cent) and London (also down 12 per cent).
- Over the two-year period 2003 to 2005 the West Midlands and North West were the only regions with significant increases in previously-developed land, up by 9 per cent and 4 per cent respectively.

VACANT AND DERELICT LAND AND BUILDINGS

- There were much larger changes in amounts of vacant or derelict land. In no region has there been a clear increase since 2002. The largest falls were in London (down by 30 per cent since 2002), the North East (down by 23 per cent since 2002) and the East Midlands (down by 21 per cent since 2002).

Table 8.1: Trends in previously-developed land by land type: England 1998, 2001, 2002, 2003, 2004 and 2005

Land/building type	1998 ¹	2001 on 1998 spec. ¹	2001	2002	2003	2004	2005
hectares							
Vacant and derelict land and buildings							
Previously-developed vacant land	14,860	14,730	14,730	15,680	14,610	14,100	13,920
Derelict land and buildings	19,340	21,410	21,410	19,960	20,550	19,870	18,720
Vacant buildings	4,310	4,990	4,990	5,070	4,550	4,200	3,920
All vacant and derelict land and buildings	38,510	41,130	41,130	40,710	39,710	38,170	36,560
Currently in Use							
Allocated in a local plan or with planning permission for any use	10,960	10,940	14,030	16,570	17,580	18,120	18,920
Known redevelopment potential but no planning allocation or permission	8,240	10,350	10,350	8,830	8,470	7,840	8,010
All currently in use	19,200	21,290	24,380	25,400	26,050	25,960	26,930
All land types	57,710	62,420	65,500	66,110	65,760	64,130	63,490

¹ The 1998 specification of land currently in use allocated in the local plan or with planning permission included only housing sites.

Table 8.2: Trends in previously-developed land by Government Office Region: England 1998, 2001, 2002, 2003, 2004 and 2005

Government Office Region	1998 ¹	2001 on 1998 spec. ¹	2001	2002	2003	2004	2005
hectares							
Vacant and derelict land and buildings							
North East	3,160	4,000	4,000	3,800	3,310	3,240	2,920
North West	6,930	8,830	8,830	9,310	9,030	8,970	8,660
Yorkshire & the Humber	7,590	7,160	7,160	6,190	6,150	6,130	5,830
East Midlands	3,870	3,760	3,760	4,360	3,430	3,610	3,460
West Midlands	3,500	3,870	3,870	4,380	3,690	3,840	4,230
East of England	4,110	4,530	4,530	3,580	4,260	3,960	3,710
London	1,290	1,590	1,590	1,140	1,110	960	800
South East	3,920	3,600	3,600	4,290	4,520	3,970	3,630
South West	4,150	3,770	3,770	3,650	4,200	3,490	3,320
England	38,510	41,120	41,120	40,710	39,710	38,170	36,560
Currently in Use							
North East	960	860	930	980	1,050	1,310	1,310
North West	1,450	1,560	1,880	2,460	2,360	2,870	3,200
Yorkshire & the Humber	1,340	1,710	1,850	1,810	1,920	2,090	2,340
East Midlands	1,750	2,200	2,380	2,020	2,440	2,060	2,080
West Midlands	1,540	1,730	1,970	2,180	2,730	2,410	2,760
East of England	2,850	3,030	3,290	3,960	3,670	3,400	3,120
London	1,530	2,120	3,000	2,380	2,320	2,340	2,280
South East	5,820	5,520	6,270	6,620	6,330	6,410	6,500
South West	1,960	2,570	2,800	2,990	3,220	3,070	3,340
England	19,200	21,290	24,380	25,400	26,050	25,960	26,930
All land types							
North East	4,120	4,850	4,930	4,780	4,360	4,540	4,230
North West	8,370	10,390	10,710	11,770	11,390	11,830	11,860
Yorkshire & the Humber	8,930	8,880	9,010	8,000	8,070	8,230	8,170
East Midlands	5,610	5,960	6,140	6,390	5,870	5,660	5,540
West Midlands	5,040	5,600	5,850	6,560	6,420	6,250	6,980
East of England	6,950	7,560	7,820	7,540	7,930	7,360	6,830
London	2,820	3,710	4,590	3,520	3,430	3,290	3,080
South East	9,740	9,120	9,870	10,910	10,860	10,370	10,130
South West	6,110	6,340	6,580	6,650	7,420	6,570	6,660
England	57,710	62,420	65,500	66,110	65,760	64,130	63,490

¹ The 1998 specification of land currently in use allocated in the local plan or with planning permission included only housing sites.

LAND CURRENTLY IN USE WITH POTENTIAL FOR DEVELOPMENT

- Amounts of land currently in use with potential for development have increased in nearly all the northern and midland regions. The largest increases were in the northern regions and the West Midlands. Increases since 2002 were 34 per cent in the North East, 30 per cent in the North West and 27 per cent in the West Midlands. In contrast, amounts fell in most southern regions, by 21 per cent since 2002 in the East of England and by 2 to 4 per cent in the South East and London.

CHANGES BETWEEN 2004 AND 2005

- The only region with a significant increase in total previously-developed land between 2004 and 2005 was the West Midlands, with an increase of 11 per cent. Amounts remained about the same in the North West and the South West and in all the other regions there were falls.
- Vacant and derelict land increased between 2004 and 2005 only in the West Midlands. The largest decrease was in London where it declined by 17 per cent.
- Land currently in use with potential for redevelopment increased in nearly all regions between 2004 and 2005, with the largest increase in the West Midlands where it went up by 15 per cent. It decreased only in the East of England and in London where it was down by 6 or 7 per cent.

Development of previously-developed land and newly available previously-developed land, 2004 to 2005

Table 12.1 shows proportions of previously-developed land that were developed between 2004 and 2005 and proportions that were newly available.

- 6 per cent of the previously-developed land reported at the end of March 2004 had been developed by the end of March 2005. The proportion varied from 2 per cent for previously developed land currently in use with known redevelopment potential but no planning allocation or permission, to 9 per cent for vacant buildings.
- Newly-available previously-developed land accounted for 7 per cent of the stock as it was in 2004. Only 1 per cent of derelict land and buildings was new, while 14 per cent of vacant buildings was newly available.

The survey understates the rate at which buildings become vacant and are redeveloped, partly because some local authorities excluded small sites below 0.25 hectares and also because buildings can become vacant and be redeveloped without being vacant for the 12 months that would bring them within scope.

Table 12.2 gives a regional breakdown of the flows.

- The highest proportions of previously-developed land that has been developed during the previous 12 months were in Yorkshire and the Humber and in the East Midlands, where 9 per cent had been developed.
- The West Midlands had a relatively high proportion of previously-developed land that was new, at 12 per cent, followed by the East Midlands at 11 per cent and the South East at 9 per cent.

Table 12.1: Flows of previously-developed land above site size threshold 2004 to 2005^{1,2}: proportions and site size by development status and land type: England 2005

Land/building type	Percentage of area					Average size of sites (ha)				
	Development status of 2004 sites in 2005					Development status of 2004 sites in 2005				
	Developed by 2005	Un-developed	Excluded in 2005 ³	All sites	New 2005 sites	Developed by 2005	Un-developed	Excluded in 2005 ³	All sites	New 2005 sites
Vacant and derelict land and buildings										
Vacant land	6	90	4	100	7	1.5	2.5	1.5	2.3	0.8
Derelict land and buildings	6	90	4	100	1	4.0	5.0	3.1	4.8	1.1
Vacant buildings	9	87	4	100	14	0.7	1.3	0.2	1.0	0.5
All vacant and derelict land and buildings	6	90	4	100	4	1.8	3.1	1.1	2.8	0.7
Currently in use										
Allocated in a local plan or with planning permission for any use	7	90	3	100	10	1.1	2.6	0.6	2.2	0.7
Known redevelopment potential but no planning allocation or permission	2	92	5	100	12	0.8	1.6	0.9	1.5	0.8
All currently in use	6	90	4	100	10	1.1	2.2	0.7	1.9	0.7
All types	6	90	4	100	7	1.4	2.7	0.9	2.4	0.7

1 The data included are for authorities that made a return in 2004 and 2005.

2 The figures are based on ungrossed data.

3 In some cases site records were returned in 2004 but excluded from the 2005 return. This includes sites which have fallen out of scope of NLUD PDL.

Table 12.2: Flows of previously-developed land 2004 to 2005^{1,2}: proportions and site size by development status and Region: England 2005

Land/building type	Percentage of area					Average size of sites (ha)				
	Development status of 2004 sites in 2005					Development status of 2004 sites in 2005				
	Developed by 2005	Un-developed	Excluded in 2005 ³	All sites	New 2005 sites	Developed by 2005	Un-developed	Excluded in 2005 ³	All sites	New 2005 sites
North East	3	94	2	100	5	1.0	3.7	1.4	3.3	0.8
North West	6	88	6	100	5	1.2	2.3	0.6	1.9	0.6
Yorkshire & the Humber	9	88	3	100	5	2.6	3.1	1.6	2.9	1.7
East Midlands	9	86	5	100	11	2.3	1.9	0.5	1.7	0.9
West Midlands	6	90	4	100	12	1.2	2.0	2.2	1.9	0.6
East of England	4	94	2	100	6	1.3	3.2	0.9	2.9	0.8
London	6	84	10	100	3	1.4	2.5	1.4	2.2	0.5
South East	7	91	3	100	9	1.3	3.4	1.4	2.9	0.8
South West	3	94	3	100	4	1.1	2.9	2.0	2.8	0.5
England	6	90	4	100	7	1.4	2.7	0.9	2.4	0.7

1 The data included are for authorities that made a return in 2004 and 2005.

2 The figures are based on ungrossed data.

3 In some cases site records were returned in 2004 but excluded from the 2005 return. This includes sites which have fallen out of scope of NLUD PDL.

Table 13 gives a breakdown of new land use by previous land use.

- Some 23 per cent of the land that was developed between 2004 and 2005 had previously been industrial or commercial and 50 per cent was previously vacant or derelict.
- Over half of new use was residential and a further 37 per cent was for industrial or commercial uses.

The tables in this section are based on the 296 local authorities, including National Parks, which made a return in both 2004 and 2005. They are more reliable than the equivalent tables for years up to 2003 because the number of authorities responding in both years is substantially higher and because of better reporting of changes in development status by local authorities.

Table 13: Previously-developed land in 2004 that was redeveloped by 2005^{1,2}: previous land use by new land use: England 2004 and 2005

Previous Land Use	Percentage of the total that was redeveloped					All new land uses
	New land use					
	Residential	Industrial and commercial	Community services, recreation and leisure	Transport, minerals and defence	Agriculture and fisheries	
Residential	17	0	–	–	–	17
Industrial and commercial	8	13	2	0	0	23
Community services, recreation and leisure	3	1	2	–	–	6
Transport, minerals and defence	1	1	–	2	–	3
Vacant and derelict ³	23	22	1	4	–	50
All previous land uses	52	37	5	5	0	100

1 The data included are for authorities that made a return in 2004 and 2005.

2 The figures are based on ungrossed data.

3 In effect, unknown.

Table 14.1: Previously-developed vacant and derelict land by planned use, suitability for housing and dwellings by Government Office Region: England 2005

Government Office Region	Planning allocation or permission ¹				All previously developed vacant and derelict land	of which suitable for housing ²		
	Housing	Mixed Use	Other	None		Total Area	Number of dwellings ³	Number of dwellings per hectare
						hectares		numbers
North East	251	319	1,791	375	2,736	725	18,772	26
North West	802	658	4,164	2,451	8,076	2,014	83,588	42
Yorkshire & the Humber	421	500	2,296	1,801	5,018	1,146	48,155	42
East Midlands	259	336	1,070	1,167	2,832	644	19,906	31
West Midlands	678	343	1,452	1,362	3,834	1,538	39,373	26
East of England	310	2,097	826	142	3,376	1,952	32,907	17
London	28	207	181	163	578	303	19,386	64
South East	507	1,145	906	611	3,169	1,693	47,740	28
South West	243	598	533	1,648	3,021	897	29,029	32
England	3,499	6,203	13,219	9,720	32,640	10,911	338,857	31

1 Land that has planning permission (includes some permissions subject to further legal agreement) or is allocated in a local plan for the use indicated (includes some allocations in draft plans and allocation or draft allocation within a zone).

2 Based on sites judged by the local authorities to be suitable for residential development.

3 Based on existing planning permissions or estimated capacity based on current density assumptions.

Table 14.1.1: Vacant land by planned use, suitability for housing and dwellings by Government Office Region: England 2005

Government Office Region	Planning allocation or permission ¹				All previously developed vacant land	of which suitable for housing ²		
	Housing	Mixed Use	Other	None		Total Area	Number of dwellings ³	Number of dwellings per hectare
						hectares		numbers
North East	191	65	1,072	155	1,482	369	12,935	35
North West	481	237	1,435	547	2,700	1,004	41,093	41
Yorkshire & the Humber	235	189	941	936	2,300	622	26,297	42
East Midlands	147	155	514	287	1,103	331	11,550	35
West Midlands	504	131	783	298	1,716	686	22,144	32
East of England	224	689	260	80	1,251	416	11,183	27
London	27	141	121	78	368	193	13,547	70
South East	353	537	639	328	1,857	920	31,354	34
South West	168	229	290	455	1,142	412	15,932	39
England	2,330	2,373	6,055	3,163	13,921	4,952	186,035	38

1 Land that has planning permission (includes some permissions subject to further legal agreement) or is allocated in a local plan for the use indicated (includes some allocations in draft plans and allocation or draft allocation within a zone).

2 Based on sites judged by the local authorities to be suitable for residential development.

3 Based on existing planning permissions or estimated capacity based on current density assumptions.

Table 14.1.2: Derelict land and buildings by planned use, suitability for housing and dwellings by Government Office Region: England 2005

Government Office Region	Planning allocation or permission ¹				All derelict land and buildings	of which suitable for housing ²		
	Housing	Mixed Use	Other	None		Total Area	Number of dwellings ³	Number of dwellings per hectare
						hectares		numbers
North East	61	254	718	220	1,253	355	5,838	16
North West	321	422	2,729	1,903	5,376	1,010	42,495	42
Yorkshire & the Humber	186	311	1,355	866	2,718	524	21,858	42
East Midlands	112	181	556	880	1,729	314	8,355	27
West Midlands	174	212	669	1,063	2,119	852	17,229	20
East of England	87	1,409	567	63	2,125	1,536	21,724	14
London	1	66	59	85	210	110	5,840	53
South East	154	607	267	283	1,311	774	16,386	21
South West	75	368	243	1,193	1,879	484	13,097	27
England	1,170	3,830	7,163	6,556	18,719	5,959	152,822	26

1 Land that has planning permission (includes some permissions subject to further legal agreement) or is allocated in a local plan for the use indicated (includes some allocations in draft plans and allocation or draft allocation within a zone).

2 Based on sites judged by the local authorities to be suitable for residential development.

3 Based on existing planning permissions or estimated capacity based on current density assumptions.

Table 14.2: Vacant buildings by planned use, suitability for housing and dwellings by Government Office Region: England 2005

Government Office Region	Planning allocation or permission ¹				All land occupied by vacant buildings	of which suitable for housing ²		
	Housing	Mixed Use	Other	None		Total Area	Number of dwellings ³	Number of dwellings per hectare
						hectares		numbers
North East	16	60	47	71	193	124	3,746	30
North West	220	61	132	166	578	398	23,687	60
Yorkshire & the Humber	90	18	141	560	809	326	15,691	48
East Midlands	149	35	113	335	632	297	10,857	37
West Midlands	136	34	113	106	390	225	9,268	41
East of England	178	31	46	88	343	241	8,483	35
London	48	56	64	50	217	95	6,514	69
South East	102	133	95	131	461	295	11,782	40
South West	113	19	20	146	298	160	7,832	49
England	1,052	447	770	1,652	3,922	2,160	97,861	45

1 Land that has planning permission (includes some permissions subject to further legal agreement) or is allocated in a local plan for the use indicated (includes some allocations in draft plans and allocation or draft allocation within a zone).

2 Based on sites judged by the local authorities to be suitable for residential development.

3 Based on existing planning permissions or estimated capacity based on current density assumptions.

Table 14.3: Land currently in use with planning allocation, permission or known redevelopment potential¹ by planned use, suitability for housing and dwellings by Government Office Region: England 2005

Government Office Region	Planning allocation or permission ¹				All currently in use with planning allocation, permission or known redevelopment potential	of which suitable for housing ²		
	Housing	Mixed Use	Other	None		Total Area	Number of dwellings ³	Number of dwellings per hectare
						hectares		numbers
North East	228	223	315	538	1,304	811	26,327	32
North West	549	500	1,244	914	3,208	1,397	54,322	39
Yorkshire & the Humber	369	197	908	871	2,345	1,091	45,552	42
East Midlands	454	265	520	836	2,075	1,230	41,489	34
West Midlands	647	266	1,151	694	2,759	1,171	36,881	31
East of England	1,141	457	422	1,095	3,116	2,234	76,396	34
London	266	1,313	490	211	2,280	1,448	99,407	69
South East	989	1,898	2,113	1,502	6,501	3,289	101,225	31
South West	635	815	544	1,348	3,342	1,898	62,350	33
England	5,279	5,935	7,707	8,010	26,931	14,571	543,950	37

1 Land that has planning permission (includes some permissions subject to further legal agreement) or is allocated in a local plan for the use indicated (includes some allocations in draft plans and allocation or draft allocation within a zone).

2 Based on sites judged by the local authorities to be suitable for residential development.

3 Based on existing planning permissions or estimated capacity based on current density assumptions.

Table 14.3.1: Land currently in use with planning allocation or with planning permission by planned use, suitability for housing and dwellings by Government Office Region: England 2005

Government Office Region	Planning allocation or permission ¹				All currently in use with planning allocation or permission	of which suitable for housing ²		
	Housing	Mixed Use	Other	None		Total Area	Number of dwellings ³	Number of dwellings per hectare
						hectares		numbers
North East	228	223	315	–	766	467	13,899	30
North West	549	500	1,244	–	2,294	930	34,410	37
Yorkshire & the Humber	369	197	908	–	1,474	706	25,700	36
East Midlands	454	265	520	–	1,239	637	21,404	34
West Midlands	647	266	1,151	–	2,065	881	27,546	31
East of England	1,141	457	422	–	2,021	1,598	54,572	34
London	266	1,313	490	–	2,069	1,327	91,551	69
South East	989	1,898	2,113	–	4,999	2,346	68,775	29
South West	635	815	544	–	1,994	1,381	44,420	32
England	5,279	5,935	7,707	–	18,921	10,273	382,277	37

1 Land that has planning permission (includes some permissions subject to further legal agreement) or is allocated in a local plan for the use indicated (includes some allocations in draft plans and allocation or draft allocation within a zone).

2 Based on sites judged by the local authorities to be suitable for residential development.

3 Based on existing planning permissions or estimated capacity based on current density assumptions.

Table 14.3.2: Land currently in use with known redevelopment potential but no planning allocation or permission by planned use, suitability for housing and dwellings by Government Office Region: England 2005

Government Office Region	Planning allocation or permission ¹				All currently in use with known redevelopment potential but no planning allocation or permission	of which suitable for housing ²		
	Housing	Mixed Use	Other	None		Total Area	Number of dwellings ³	Number of dwellings per hectare
			hectares	numbers				
North East	–	–	–	538	538	344	12,428	36
North West	–	–	–	914	914	467	19,912	43
Yorkshire & the Humber	–	–	–	871	871	386	19,853	51
East Midlands	–	–	–	836	836	593	20,085	34
West Midlands	–	–	–	694	694	290	9,335	32
East of England	–	–	–	1,095	1,095	636	21,824	34
London	–	–	–	211	211	122	7,856	64
South East	–	–	–	1,502	1,502	944	32,451	34
South West	–	–	–	1,348	1,348	517	17,930	35
England	–	–	–	8,010	8,010	4,298	161,673	38

1 Land that has planning permission (includes some permissions subject to further legal agreement) or is allocated in a local plan for the use indicated (includes some allocations in draft plans and allocation or draft allocation within a zone).

2 Based on sites judged by the local authorities to be suitable for residential development.

3 Based on existing planning permissions or estimated capacity based on current density assumptions.

Table S1: Previously-developed land that is unused or may be available for redevelopment¹ by land type and Planning Authority: England 2005

Planning Authority and National Parks	Vacant and derelict land and buildings						Currently in use				All types	
	Previously developed vacant land		Derelict land and buildings		Vacant buildings		With planning allocation or planning permission		Other with known potential		Suitable for housing	All
	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All		
North East												
Alnwick (outside NP) ²	1	1	6	7	1	3	3	3	6	10	17	24
Berwick-upon-Tweed (outside NP)	2	2	5	5	1	1	2	2	5	5	15	15
Blyth Valley	6	19	–	35	–	–	19	24	13	13	37	90
Castle Morpeth	1	1	1	23	63	64	17	20	1	11	84	120
Chester-le-Street	4	5	–	–	–	–	8	8	3	3	15	16
Darlington	12	90	–	8	1	1	11	25	19	20	43	143
Derwentside	15	110	–	30	5	5	19	19	5	5	44	169
Durham ⁴	–	4	2	15	2	7	12	12	5	34	22	72
Easington	42	63	20	61	4	19	15	15	–	–	80	159
Gateshead	..	..	..	..	..	..	..	..	..	..	..	..
Hartlepool ²	25	97	–	–	4	5	1	12	–	–	30	113
Middlesborough	7	60	–	1	4	4	43	53	35	71	88	189
Newcastle upon Tyne	56	125	–	–	14	18	25	55	135	148	231	346
North Tyneside ³	20	27	14	34	4	6	1	3	–	–	39	69
Redcar & Cleveland (outside NP)	7	297	4	59	–	–	10	159	4	4	26	518
Sedgefield ²	6	14	5	14	–	–	–	3	–	–	11	31
South Tyneside ²	38	58	5	23	4	4	49	50	2	44	98	180
Stockton-on-Tees	17	158	40	337	4	11	6	6	2	2	68	514
Sunderland ²	25	70	122	167	1	6	71	91	32	41	252	375
Teesdale	3	3	–	–	–	–	4	5	1	6	8	14
Tynedale (outside NP)	4	4	1	2	1	1	44	46	2	2	53	55
Wansbeck	14	30	2	130	–	12	13	13	–	–	29	186
Wear Valley	22	33	5	23	3	6	14	15	11	17	56	94
North West												
Allerdale (outside NP) ²	11	63	15	438	1	14	3	3	1	1	31	518
Barrow-in-Furness ²	1	8	14	48	–	–	6	6	–	–	22	62
Blackburn with Darwen	13	22	31	57	17	18	40	43	24	24	125	164
Blackpool	3	16	1	1	–	–	24	99	1	3	28	118
Bolton	6	31	28	196	3	3	19	84	14	14	70	327
Burnley ²	6	9	17	19	2	2	7	38	3	3	35	71
Bury	6	23	3	104	6	6	13	38	–	–	28	170
Carlisle	7	61	6	74	–	23	10	221	18	19	42	397
Chester	1	30	–	29	6	6	52	52	–	2	59	119
Chorley	7	13	7	159	–	–	1	12	1	9	17	194
Congleton	2	13	–	32	–	–	16	27	7	35	24	107
Copeland (outside NP)	17	27	9	195	6	13	2	80	4	10	39	325
Crewe & Nantwich	22	22	–	–	4	4	12	12	–	–	38	39
Eden (outside NP)	–	–	–	–	1	1	1	1	18	18	21	21
Ellesmere Port & Neston	2	41	3	205	–	–	8	22	2	3	15	271
Fylde	4	4	–	4	1	1	17	46	29	29	51	84
Halton	8	51	5	67	–	2	3	15	3	32	19	167
Hyndburn	22	23	25	25	2	2	2	2	9	14	62	67
Knowsley	40	106	6	69	3	3	3	21	4	7	55	206
Lancaster ²	–	12	3	107	14	16	32	46	5	32	54	212
Liverpool	189	208	254	379	42	46	16	19	10	10	511	662
Macclesfield (outside NP)	2	10	–	4	11	21	8	16	1	4	23	55
Manchester	65	118	55	114	20	24	67	141	4	12	211	409
Oldham (outside NP)	23	120	2	10	3	3	18	48	4	4	50	185
Pendle ²	11	31	4	9	2	2	2	2	1	4	20	48
Preston	34	78	5	65	1	1	20	29	6	6	66	179
Ribble Valley	2	3	–	–	–	–	1	1	2	2	5	6
Rochdale	18	36	1	3	6	9	66	81	31	41	122	170
Rossendale	5	35	7	55	4	9	1	1	2	4	19	105

Table S1: Previously-developed land that is unused or may be available for redevelopment¹ by land type and Planning Authority: England 2005

Planning Authority and National Parks	Vacant and derelict land and buildings						Currently in use				All types	
	Previously developed vacant land		Derelict land and buildings		Vacant buildings		With planning allocation or planning permission		Other with known potential		Suitable for housing	All
	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All		
Salford	52	85	97	288	8	12	38	79	58	63	252	526
Sefton	4	77	21	226	2	2	8	62	-	-	34	367
South Lakeland (outside NP) ²	-	-	1	1	2	3	1	4	9	23	14	32
South Ribble	-	34	-	-	6	9	-	-	-	-	7	44
St Helens	25	42	68	221	-	7	34	41	4	7	131	320
Stockport	15	27	25	128	14	17	23	39	11	11	87	222
Tameside	23	61	20	88	16	22	27	54	22	47	108	271
Trafford	27	86	4	13	1	1	6	90	3	7	40	196
Vale Royal	-	8	46	444	1	2	40	112	6	42	93	607
Warrington	46	308	24	87	11	23	56	99	34	144	171	661
West Lancashire	4	16	8	70	8	14	12	12	6	6	38	118
Wigan	55	127	13	398	10	10	37	60	36	36	151	631
Wirral	37	101	8	131	5	21	4	25	3	22	58	301
Wyre	12	144	1	3	4	4	5	6	3	3	25	160
Yorkshire & the Humber												
Barnsley (outside NP)	30	41	32	281	-	-	9	16	-	1	72	338
Bradford	41	65	12	33	21	23	29	68	7	15	110	205
Calderdale	8	22	25	31	7	11	36	59	7	25	84	149
Craven (outside NP) ²	1	11	-	1	-	1	-	-	-	-	1	13
Doncaster	14	71	30	33	1	10	13	33	2	20	61	166
East Riding of Yorkshire	12	116	7	428	8	20	32	97	10	10	70	672
Hambleton (outside NP)	2	13	3	5	-	3	5	6	5	16	15	44
Harrogate	7	9	5	6	3	6	8	22	11	30	33	72
Kingston-upon-Hull, City of	34	88	10	61	5	16	-	1	-	5	49	171
Kirklees (outside NP)	52	104	30	135	10	14	61	94	4	4	157	352
Leeds ³	144	241	81	340	102	251	73	150	61	116	462	1,098
North East Lincolnshire	3	3	13	46	4	4	19	19	6	7	44	79
North Lincolnshire	28	220	11	101	1	5	5	5	8	8	54	339
Richmondshire (outside NP)	6	54	-	52	-	-	-	2	3	10	9	118
Rotherham	28	159	-	58	1	21	128	137	16	32	172	407
Ryedale (outside NP)	-	95	6	6	-	-	-	-	5	7	11	108
Scarborough (outside NP)	6	48	11	12	-	-	3	4	7	7	27	70
Selby	3	114	-	17	-	21	10	153	-	4	14	309
Sheffield (outside NP)	101	316	2	112	12	40	21	48	25	93	161	610
Wakefield	8	65	81	385	1	1	96	242	33	81	219	773
York	11	181	34	34	2	2	21	55	-	1	67	273
East Midlands												
Amber Valley	3	8	13	110	11	23	12	16	1	3	40	160
Ashfield	3	4	5	12	-	1	21	32	5	5	34	54
Bassetlaw ²	9	50	24	75	5	14	13	25	2	14	53	178
Blaby	-	-	-	4	-	-	2	4	4	4	7	13
Bolsover	12	106	7	84	3	6	5	20	5	6	32	222
Boston	5	9	1	2	8	8	9	11	2	2	25	31
Broxtowe ⁴	22	57	19	52	13	15	1	3	-	4	55	131
Charnwood	6	18	1	24	6	7	6	6	4	4	24	59
Chesterfield	4	33	2	80	4	7	4	4	3	21	18	144
Corby	69	112	7	90	1	2	-	-	1	1	78	207
Daventry	2	2	1	1	2	2	5	5	1	1	11	11
Derby UA	12	74	-	13	17	19	40	93	6	8	76	205
Derbyshire Dales (outside NP)	2	7	10	355	1	2	31	32	4	4	48	400
East Lindsey	14	24	2	2	9	9	2	3	4	7	31	45
East Northamptonshire	2	5	8	22	2	9	11	18	14	29	37	83
Erewash	-	7	10	17	11	13	-	46	2	3	24	85

Table S1: Previously-developed land that is unused or may be available for redevelopment¹ by land type and Planning Authority: England 2005

Planning Authority and National Parks	Vacant and derelict land and buildings						Currently in use				All types	
	Previously developed vacant land		Derelict land and buildings		Vacant buildings		With planning allocation or planning permission		Other with known potential		Suitable for housing	All
	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All		
Gedling	1	1	15	17	1	1	15	32	–	4	33	56
Harborough	2	2	6	6	9	9	73	75	61	62	151	153
High Peak (outside NP)	4	20	1	7	2	4	17	23	–	2	25	56
Hinckley & Bosworth	3	3	–	60	5	5	3	3	15	16	26	87
Kettering	1	1	12	12	–	–	5	5	29	29	46	46
Leicester UA	1	23	–	4	10	35	18	41	18	20	48	124
Lincoln	4	20	15	51	5	13	10	16	6	6	39	105
Mansfield	8	33	–	–	3	3	10	10	9	9	30	55
Melton ²	4	21	–	27	–	20	–	–	13	13	16	80
Newark & Sherwood	29	102	–	25	6	11	12	12	31	32	79	183
North East Derbyshire (outside NP)	7	18	30	109	1	1	6	11	1	1	45	140
North Kesteven	3	4	16	17	–	20	24	24	–	5	43	70
North West Leicestershire	2	4	4	4	–	2	3	4	14	14	22	29
Northampton ²	7	32	15	17	11	12	37	66	101	101	170	227
Nottingham	5	50	–	3	5	11	50	134	4	4	64	203
Oadby & Wigston	1	1	1	3	–	–	–	6	7	7	10	17
Rushcliffe	–	2	4	45	4	5	11	38	47	69	67	160
Rutland UA	–	1	–	–	–	–	8	8	–	5	8	13
South Derbyshire	14	65	6	95	9	111	3	40	2	4	34	315
South Holland ²	8	8	3	8	35	36	2	13	1	2	49	66
South Kesteven	8	17	8	9	19	22	14	17	39	61	88	126
South Northamptonshire	7	11	–	–	–	–	7	89	8	13	22	112
Wellingborough	4	21	–	–	4	11	40	41	–	1	48	73
West Lindsey	12	16	18	72	3	16	6	57	5	100	44	262
West Midlands												
Birmingham	69	214	11	90	12	78	54	189	–	2	146	573
Bridgnorth	–	–	7	16	1	2	7	7	10	13	25	38
Bromsgrove	1	2	7	17	1	2	7	11	12	27	28	61
Cannock Chase	6	43	–	131	–	–	16	75	3	4	25	252
Coventry	3	15	21	26	11	11	72	245	6	54	113	351
Dudley	–	–	–	–	–	–	96	188	–	–	96	188
East Staffordshire	7	30	–	8	9	9	34	76	12	46	62	169
Herefordshire, County of	3	3	–	–	13	13	45	108	13	14	73	138
Lichfield	–	–	21	21	1	1	17	17	6	11	45	50
Malvern Hills	4	8	–	2	2	2	38	47	2	2	45	60
Newcastle-under-Lyme	11	70	34	78	4	7	4	15	8	16	61	186
North Shropshire ²	4	4	17	30	–	–	5	5	–	–	25	38
North Warwickshire	4	52	–	86	4	5	17	124	2	2	27	269
Nuneaton & Bedworth ³	4	4	156	201	2	2	74	85	60	71	296	363
Oswestry	1	1	3	10	–	2	3	3	4	11	12	27
Redditch	–	1	10	16	–	–	–	–	–	–	10	18
Rugby ²	4	15	1	14	–	1	4	45	2	2	10	76
Sandwell	37	94	20	115	4	5	63	105	2	4	126	322
Shrewsbury & Atcham	1	1	2	2	1	1	19	19	19	19	42	42
Solihull	2	2	1	1	3	4	30	30	4	4	40	40
South Shropshire	–	–	–	–	–	–	15	17	2	4	17	22
South Staffordshire	20	25	–	71	2	2	10	29	5	5	37	132
Stafford	4	42	5	183	8	8	7	7	12	14	37	253
Staffordshire Moorlands (outside NP)	1	12	14	59	1	4	6	19	1	16	23	109
Stoke-on-Trent	116	269	6	45	36	64	47	189	9	75	214	642
Stratford-on-Avon	4	20	10	19	12	37	15	15	9	113	49	204
Tamworth	2	2	–	–	–	–	3	3	1	2	6	7
Telford & Wrekin ²	126	231	282	282	–	4	3	5	–	–	411	523
Walsall	113	204	5	75	1	1	5	11	–	–	124	292

Table S1: Previously-developed land that is unused or may be available for redevelopment¹ by land type and Planning Authority: England 2005

Planning Authority and National Parks	Vacant and derelict land and buildings						Currently in use				All types	
	Previously developed vacant land		Derelict land and buildings		Vacant buildings		With planning allocation or planning permission		Other with known potential		Suitable for housing	All
	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All		
Warwick	3	13	5	10	1	1	12	38	1	1	21	63
Wolverhampton	30	82	55	70	35	43	–	–	–	–	120	195
Worcester ²	1	3	–	10	8	8	19	32	–	–	28	52
Wychavon	2	2	–	2	1	2	4	6	5	5	13	17
Wyre Forest	8	19	2	22	2	8	6	30	1	1	19	80
East of England												
Babergh	2	4	1	11	28	28	4	5	–	–	36	49
Basildon	2	4	–	–	36	38	110	114	8	12	156	168
Bedford	2	4	240	246	1	7	24	80	1	7	267	343
Braintree	7	8	5	5	7	7	12	12	1	1	34	34
Breckland	2	5	30	35	–	–	15	26	8	11	55	77
Brentwood	5	6	–	–	4	4	23	27	7	7	39	44
Broadland	1	6	7	9	2	3	18	25	30	59	58	100
Broxbourne	–	2	5	23	–	–	9	19	5	8	20	52
Cambridge	–	1	–	8	–	–	29	38	5	5	34	52
Castle Point	2	47	3	3	1	3	55	57	2	69	63	178
Chelmsford	–	–	4	6	–	–	96	96	–	–	100	102
Colchester	77	78	1	1	18	18	100	100	12	34	208	231
Dacorum	–	–	–	–	1	1	16	16	–	–	17	17
East Cambridgeshire	–	5	2	3	1	1	4	4	6	6	14	20
East Hertfordshire	1	1	–	–	1	1	20	23	–	19	23	45
Epping Forest	–	–	4	5	–	5	8	8	21	21	33	38
Fenland	2	12	4	4	2	2	19	19	3	3	30	40
Forest Heath ²	3	3	10	10	5	8	10	10	13	13	41	44
Great Yarmouth	14	31	2	2	1	3	–	1	1	3	19	40
Harlow	1	5	–	–	–	–	23	23	–	1	24	28
Hertsmere	–	–	–	–	–	–	52	53	7	33	59	86
Huntingdonshire	9	430	–	19	17	51	23	24	31	37	80	560
Ipswich	4	25	–	2	8	11	58	66	6	6	76	110
King's Lynn & West Norfolk	22	77	16	16	4	6	41	56	55	109	137	264
Luton	2	2	2	3	–	–	10	15	20	50	33	69
Maldon	–	2	3	3	–	–	3	3	20	22	26	29
Mid Bedfordshire	2	8	64	66	6	8	10	31	28	29	110	142
Mid Suffolk ³	1	2	16	16	–	–	–	16	7	36	24	71
North Hertfordshire ²	–	–	3	8	–	–	4	4	9	23	16	35
North Norfolk	4	11	2	2	3	5	5	10	9	9	22	37
Norwich ²	11	28	16	16	7	10	35	40	15	15	83	108
Peterborough	30	33	736	736	–	–	49	101	28	46	842	916
Rochford	1	2	4	4	10	10	2	2	–	2	17	21
South Bedfordshire	25	51	1	3	7	15	29	47	1	15	63	130
South Cambridgeshire	22	22	–	–	–	–	234	247	7	7	263	276
South Norfolk	7	7	6	12	11	11	8	9	6	9	37	48
Southend-on-Sea	4	4	–	–	3	3	4	9	–	–	11	16
St Albans	1	1	–	–	–	–	31	34	8	8	40	43
St Edmundsbury ²	6	17	4	6	3	5	25	71	9	27	47	127
Stevenage	–	14	–	–	–	–	8	16	5	7	14	37
Suffolk Coastal	5	5	–	411	1	1	15	16	24	24	44	457
Tendring	4	8	4	4	–	–	29	29	28	28	65	70
Three Rivers	–	2	2	2	5	7	3	3	1	3	11	16
Thurrock	12	12	13	81	–	–	56	80	29	34	110	208
Uttlesford	1	1	6	6	–	–	7	7	3	4	17	18
Watford	2	2	–	–	1	1	11	17	–	–	14	21
Waveney	1	10	1	3	2	2	11	22	3	3	18	40
Welwyn Hatfield	69	69	–	–	2	2	25	25	–	–	96	96

Table S1: Previously-developed land that is unused or may be available for redevelopment¹ by land type and Planning Authority: England 2005

Planning Authority and National Parks	Vacant and derelict land and buildings						Currently in use				All types	
	Previously developed vacant land		Derelict land and buildings		Vacant buildings		With planning allocation or planning permission		Other with known potential		Suitable for housing	All
	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All		
London												
Barking & Dagenham	13	17	45	49	–	1	7	21	2	2	68	90
Barnet	5	5	–	–	8	14	112	116	1	1	126	135
Bexley	1	12	10	13	1	6	4	15	–	–	16	46
Brent	1	2	1	8	3	6	21	29	25	33	50	77
Bromley ²	8	8	–	–	2	2	11	11	–	–	21	21
Camden	–	–	–	–	–	–	49	51	–	–	49	51
City of London ²	–	–	–	–	–	1	–	5	–	1	–	7
Croydon	2	16	1	14	5	16	25	49	–	–	33	95
Ealing	–	6	–	–	–	6	41	160	–	2	42	174
Enfield	1	42	–	22	–	8	4	9	2	14	6	95
Greenwich	40	44	–	7	8	10	62	86	–	6	110	153
Hackney	–	2	–	–	–	–	4	16	–	1	4	19
Hammersmith & Fulham	–	–	–	–	–	–	51	52	–	–	52	53
Haringey ²	–	4	–	–	1	6	54	74	–	–	55	85
Harrow	–	2	–	–	1	1	33	41	3	3	37	46
Havering	–	21	–	15	1	1	25	68	8	8	34	113
Hillingdon	5	16	–	5	10	20	15	43	2	12	31	94
Hounslow	–	2	–	1	–	2	74	135	4	5	78	145
Islington	1	2	–	–	1	10	2	25	22	24	26	60
Kensington & Chelsea	10	10	–	–	6	6	–	–	–	–	17	17
Kingston-upon-Thames	5	5	–	–	2	2	37	50	–	–	45	58
Lambeth ²	–	2	–	–	2	5	1	1	2	2	6	10
Lewisham	1	4	1	1	2	2	30	42	–	–	33	49
Merton	–	1	–	5	–	1	46	61	2	3	49	71
Newham	51	59	11	12	1	1	255	297	6	6	325	376
Redbridge	–	–	–	–	1	3	19	46	–	–	20	50
Richmond-upon-Thames ²	11	12	–	1	16	17	9	27	–	2	37	58
Southwark	11	14	1	1	1	2	46	76	–	7	60	99
Sutton	–	1	–	1	2	3	2	14	–	–	4	18
Tower Hamlets	1	1	4	4	1	2	12	33	–	1	17	42
Waltham Forest	–	6	–	–	3	4	15	17	–	–	18	28
Wandsworth	7	7	15	16	–	–	14	15	3	3	39	40
Westminster	1	1	–	–	–	–	20	27	–	–	21	28
South East												
Adur	1	1	5	8	1	1	5	19	23	23	35	51
Arun	–	–	–	1	1	1	1	3	26	26	28	31
Ashford	3	5	3	35	7	9	9	45	–	–	21	94
Aylesbury Vale	30	41	–	–	17	17	28	421	17	19	92	498
Basingstoke & Deane	26	29	2	11	13	23	22	28	5	6	68	96
Bracknell Forest ²	1	2	–	–	1	1	43	49	14	21	59	74
Brighton & Hove	31	35	1	3	1	2	13	14	11	16	57	70
Canterbury	1	7	–	–	–	2	88	101	8	26	97	135
Cherwell	19	91	–	–	6	11	538	576	9	11	573	689
Chichester	4	6	1	13	14	17	18	22	5	17	42	74
Chiltern	–	–	–	–	–	–	10	10	–	–	10	10
Crawley ²	13	21	1	2	1	1	3	10	79	116	98	150
Dartford	252	299	378	378	–	8	–	–	–	–	630	685
Dover	11	36	–	78	5	7	41	70	–	–	57	191
East Hampshire	15	26	–	17	5	10	6	18	14	24	40	94
Eastbourne ²	–	1	–	5	–	–	11	23	1	1	12	31
Eastleigh	4	4	–	–	–	–	50	50	10	10	65	65
Elmbridge	–	–	3	3	1	1	2	2	–	–	7	7
Epsom & Ewell	31	31	–	–	3	3	3	3	–	–	37	38
Fareham	2	207	1	1	14	14	12	13	2	4	32	239
Gosport	44	44	–	–	–	–	6	6	–	–	50	50

Table S1: Previously-developed land that is unused or may be available for redevelopment¹ by land type and Planning Authority: England 2005

Planning Authority and National Parks	Vacant and derelict land and buildings						Currently in use				All types	
	Previously developed vacant land		Derelict land and buildings		Vacant buildings		With planning allocation or planning permission		Other with known potential		Suitable for housing	All
	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All		
Gravesham	–	–	2	2	5	5	131	131	9	9	148	148
Guildford	–	–	–	–	–	–	18	84	1	10	19	94
Hart	23	23	–	2	–	7	2	6	1	2	26	41
Hastings ²	6	6	20	20	2	2	8	8	–	–	35	35
Havant	–	–	–	–	–	–	21	32	–	1	22	33
Horsham	3	3	3	46	–	–	11	11	15	16	32	76
Isle of Wight	1	1	–	–	2	2	33	46	–	–	36	49
Lewes	8	8	5	5	1	1	11	11	2	2	27	27
Maidstone	6	6	–	–	4	4	12	13	22	22	43	45
Medway	7	7	5	5	1	11	138	709	200	202	351	935
Mid Sussex	–	–	12	16	2	3	9	11	29	29	53	58
Milton Keynes	96	105	1	1	14	15	76	106	8	10	193	238
Mole Valley	1	1	–	–	–	–	–	2	–	–	1	3
New Forest	1	11	–	15	3	3	22	137	1	1	27	168
Oxford	4	16	7	7	1	2	31	199	–	–	44	225
Portsmouth	2	26	–	1	5	10	52	78	20	23	79	137
Reading	1	1	1	1	–	1	59	75	10	15	71	92
Reigate & Banstead	12	12	–	–	–	–	63	75	6	7	81	93
Rother ²	1	9	–	9	2	2	3	4	–	–	6	24
Runnymede	1	1	–	–	1	1	4	4	1	1	7	7
Rushmoor	1	1	4	4	4	4	25	80	2	2	37	92
Sevenoaks	–	2	–	–	–	–	67	92	9	16	76	110
Shepway ²	28	115	3	3	1	6	20	30	7	7	59	163
Slough	22	32	–	–	1	2	37	97	11	18	71	149
South Bucks ²	–	–	7	7	3	3	20	20	3	3	32	33
South Oxfordshire ²	–	31	75	75	26	26	22	30	–	–	123	162
Southampton	3	9	–	1	2	2	72	133	1	7	78	151
Spelthorne	–	–	–	–	–	2	3	3	8	8	11	13
Surrey Heath	–	–	–	–	–	–	7	7	9	9	16	16
Swale	11	19	7	37	3	7	22	31	1	2	44	96
Tandridge	–	–	4	4	2	2	–	–	–	–	6	6
Test Valley	1	3	5	5	–	–	2	28	–	–	8	36
Thanet	4	15	–	35	4	8	8	323	1	8	17	389
Tonbridge & Malling	14	70	104	137	32	32	19	27	24	24	193	290
Tunbridge Wells	–	–	–	–	–	–	21	32	3	5	25	37
Vale of White Horse	18	19	2	31	–	–	11	43	2	52	33	145
Waverley	1	1	19	110	1	1	20	20	10	221	50	352
Wealden	4	17	13	17	1	4	15	19	10	10	43	68
West Berkshire	2	27	–	1	4	4	11	124	31	50	48	206
West Oxfordshire	–	19	–	–	–	8	5	7	1	1	6	36
Winchester	–	–	–	–	1	9	4	7	–	–	5	16
Windsor & Maidenhead	–	–	5	5	8	8	32	34	12	13	56	60
Woking ²	–	1	–	6	–	4	1	21	3	3	5	37
Wokingham	–	–	1	1	–	–	63	72	13	15	78	88
Worthing	–	2	–	7	1	2	16	50	2	2	18	63
Wycombe	1	3	1	2	2	12	22	29	39	47	65	93
South West												
Bath & North East Somerset	46	46	37	54	2	2	24	29	28	28	137	158
Bournemouth	–	–	–	–	–	1	15	26	3	8	18	34
Bristol, City of	33	70	10	12	14	26	66	71	53	56	175	234
Caradon ²	–	9	5	103	3	5	–	–	7	7	15	125
Carrick	1	1	–	56	2	2	19	20	24	24	45	103
Cheltenham	2	9	1	1	1	1	29	31	4	8	37	49
Christchurch ²	–	–	–	–	–	–	5	93	8	8	13	100
Cotswold	–	1	5	35	–	–	11	35	1	1	17	72
East Devon	–	68	–	10	–	–	–	–	–	–	–	78

Table S1: Previously-developed land that is unused or may be available for redevelopment¹ by land type and Planning Authority: England 2005

Planning Authority and National Parks	Vacant and derelict land and buildings						Currently in use				All types	
	Previously developed vacant land		Derelict land and buildings		Vacant buildings		With planning allocation or planning permission		Other with known potential		Suitable for housing	All
	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All		
East Dorset	1	1	-	-	3	3	11	41	4	4	18	49
Exeter	18	28	-	-	-	-	20	49	-	17	39	94
Forest of Dean	-	1	2	12	1	9	19	30	1	3	23	55
Gloucester	7	22	9	23	9	9	189	209	3	26	217	290
Isles of Scilly ²	-	-	-	-	-	-	-	-	-	-	-	-
Kennet	1	1	7	7	1	1	28	34	1	1	37	43
Kerrier	6	6	14	272	2	5	17	18	-	-	39	301
Mendip	6	19	14	29	2	9	25	27	4	15	52	98
Mid Devon (outside NP)	-	-	1	7	1	1	26	26	-	-	28	34
North Cornwall	1	1	-	433	2	2	15	22	3	3	21	462
North Devon (outside NP)	3	3	3	15	1	1	48	48	6	8	60	74
North Dorset	2	2	-	-	1	2	15	15	15	17	33	36
North Somerset	6	8	237	271	2	2	19	19	1	28	265	328
North Wiltshire	49	68	2	10	4	7	28	50	57	508	139	643
Penwith	1	1	13	13	3	3	5	6	-	-	22	23
Plymouth	87	106	11	20	4	21	56	62	-	39	158	247
Poole	14	32	14	20	-	-	73	84	60	60	161	197
Purbeck	-	5	-	14	-	-	-	57	3	3	3	79
Restormel	1	3	1	7	2	7	3	5	4	4	11	26
Salisbury	2	2	-	23	-	1	16	26	10	22	29	75
Sedgemoor	7	254	-	6	-	3	19	22	5	12	31	298
South Gloucestershire	2	42	1	26	10	11	77	127	8	96	98	302
South Hams (outside NP)	-	-	-	-	1	1	4	9	-	-	5	10
South Somerset	1	2	10	11	3	6	10	19	5	5	28	43
Stroud ²	1	3	-	1	5	5	38	70	7	15	51	93
Swindon	11	24	-	-	36	67	25	34	10	10	82	135
Taunton Deane	6	11	11	14	4	4	40	44	3	5	63	78
Teignbridge (outside NP) ²	-	-	4	16	-	-	24	48	-	-	28	64
Tewkesbury	29	31	3	4	1	1	7	7	6	16	46	59
Torbay	1	2	8	29	1	1	7	11	-	-	17	43
Torridge	-	1	3	83	-	1	5	8	5	5	14	98
West Devon (outside NP) ²	1	2	-	13	1	3	-	5	-	6	2	29
West Dorset	1	3	-	-	1	4	13	13	4	5	17	24
West Somerset (outside NP)	1	1	-	-	-	-	2	2	41	50	44	53
West Wiltshire	3	3	2	3	-	1	35	66	19	25	59	99
Weymouth & Portland	4	29	-	-	9	12	8	11	-	-	20	52
National Parks												
Broads Authority	-	-	-	-	-	-	-	-	-	-	-	-
Dartmoor ²	-	17	-	1	-	-	-	1	-	-	-	19
Exmoor	-	-	-	-	-	-	-	-	-	-	-	-
Lake District ²	-	1	-	2	-	2	-	-	-	-	-	5
North Yorkshire Moors	-	-	-	-	-	-	-	-	-	-	-	-
Northumberland	1	1	1	1	-	1	-	-	-	-	2	3
Peak District	-	2	-	4	-	-	1	8	-	-	1	15
Yorkshire Dales ⁵	-	-	1	6	1	1	-	-	-	-	1	7

1 Ungrossed totals as reported by the local authority. See Annex A for definitions.

2 Totals taken from 2004 NLUD Returns

3 Totals taken from 2003 NLUD Returns

4 Totals taken from 2002 NLUD Returns

5 Yorkshire Dales National Park made a partial return in 2005; data from 2004 has been used where required

- nil or less than half the final digit shown

.. not available

About the data

The estimates in this Statistical Release are compiled from information on individual sites supplied by local authorities in England. They give a snapshot for 31 March 2005. Authorities were asked to update information on the sites provided previously and to provide details of new sites that had come into scope since their previous return. Out of the 362 local planning authorities, including National Parks, in England 306 (85 per cent) provided information. The 2004 return has been used if a 2005 return was not available. Data for 2005 or 2004 are available for around 98 per cent of authorities. In four cases the 2003 return has been used and in two cases the 2002 return has been used, so that wholly imputed data was only required for one local authority. Annex A gives further information.

Local authorities are generally not able to make separate reports on all of the previously-developed sites in their area. They are asked to estimate the percentage of the total area of each land type that is covered by their return of individual sites. These completeness percentages are used to provide the grossed national and regional estimates shown in this release. Overall 84 per cent of the final estimate comes from the unadjusted site-level returns, 15 per cent comes from the completeness percentages and 1 per cent from imputation for local authorities that did not make a return on a particular land type. Annex A gives further details.

In 2005, local authorities were given the option to make returns only on sites of 0.25 hectares or larger. Using this site size threshold reduces the number of sites authorities have to report on by 50 to 60 per cent, while reducing the land area by only 3 to 4 per cent. Authorities were asked to allow for this site size threshold, if applied, in their estimates of completeness.

Site-level data are freely available on the NLUD web site (www.nlud.org.uk).

Background

The National Land Use Database of Previously-Developed Land (NLUD-PDL), was first announced in the *Planning for the Communities of the Future* policy statement in February 1998. This also announced the Government's target that 60 per cent new housing should by 2008 be provided on previously-developed land and through conversion of existing buildings. This target is reiterated in *Planning Policy Guidance Note 3: Housing*.

The aim is to provide a consistent assessment of previously-developed vacant and derelict land and other developed land that may be available for redevelopment.

The partners

The project is undertaken by DCLG and English Partnerships.

Contact point

Technical queries and any feedback should be addressed to the Housing Markets and Planning Analysis Division of DCLG (Tel: 020 7944 5508; Fax: 020 7944 3300).

Annex A

Response and grossing

Out of the 362 local planning authorities in England, including the eight National Parks, 309 provided information for 2005, a response rate of 85 per cent. Apart from one authority, the remaining local authorities had provided information for 2004 or, in a few cases, for 2003 or 2002, so that there is relatively up to date information on 361 authorities, almost 100 per cent of the total. The regional breakdown is shown in

Table A.1.

Table A.1: Number of District Authorities ¹ and National Parks making returns by Government Office Region: England 2005					
Government Office Region	Number of Authorities and National Parks	Number of returns in 2005 ²	Number of returns in 2004-2002	Number used in grossing	Number of non-responding authorities
North East	23	15	7	22	1
North West	43	37	6	43	0
Yorkshire & the Humber	21	19	2	21	0
East Midlands	40	35	5	40	0
West Midlands	34	29	5	34	0
East of England	48	43	5	48	0
London	33	28	5	33	0
South East	67	58	9	67	0
South West	45	39	6	45	0
National Parks	8	6	2	8	0
England	362	309	52	361	1

1 Includes metropolitan and non-metropolitan districts, unitary authorities and London Boroughs.

2 Includes Yorkshire Dales National Park, which made a partial return in 2005.

All eight planning authorities that are National Parks responded either in 2005 or 2004 or both, although they have relatively little land in the scope of the survey. The Broads, Exmoor and North Yorkshire Moors National Parks have reported zero previously-developed land.

As well as the authority that did not make a return between 2002 and 2005, there were two further sources of incompleteness. Some authorities made a return but were not able to provide information on particular land categories. And most authorities stated that their site listings for particular land categories were not complete. All local authorities gave the percentage of each land category that their returns covered.

The grossing compensates for all three types of under-coverage. **Table A.2** shows the percentages of final estimate provided just from the 2005 returns before any grossing. The total land directly from the 2005 site returns forms 74 per cent of the final, grossed estimate.

Table A.2: Raw totals from 2005 local authority returns as a percentage of fully grossed estimates by land type and Government Office Region: England 2005 per cent

Government Office Region	Vacant and derelict land and buildings			Currently in use		All previously developed land that is unused or may be available for redevelopment
	Previously developed vacant land	Derelict land and buildings	Vacant buildings	Allocated in a local plan or with planning permission	Known redevelopment potential but no planning allocation or permission	
North East	68	57	75	61	57	62
North West	82	73	59	78	76	76
Yorkshire & the Humber	78	68	24	72	43	64
East Midlands	75	78	61	79	67	74
West Midlands	72	55	80	79	66	69
East of England	81	82	74	80	69	79
London	81	83	59	77	62	75
South East	71	80	64	88	69	80
South West	81	81	76	71	83	78
National Parks	13	68	35	83	33	42
England	76	72	58	79	68	74

EFFECT OF USING 2004, 2003, OR 2002 RETURNS WHEN THERE WAS NO 2005 RETURN

The proportions of the final estimates coming from the authorities who made a response in 2004, 2003 or 2002 but not in 2005 are shown in **Table A.3**. The proportion is 10 per cent overall, ranging from 6 per cent in the East of England, South West, and London, to 46 per cent in the National Parks. These figures are generally higher than the equivalents in 2004.

Table A.3: Percentage of final estimates from 2004/03/02 returns by land type and Government Office Region: England 2005 per cent

Government Office Region	Vacant and derelict land and buildings			Currently in use		All previously developed land that is unused or may be available for redevelopment
	Previously developed vacant land	Derelict land and buildings	Vacant buildings	Allocated in a local plan or with planning permission	Known redevelopment potential but no planning allocation or permission	
North East	18	21	16	23	24	20
North West	5	12	6	4	7	8
Yorkshire & the Humber	11	13	31	10	13	14
East Midlands	15	10	15	9	16	12
West Midlands	15	25	4	8	11	15
East of England	4	3	6	7	10	6
London	7	0	14	6	3	6
South East	10	10	10	4	10	7
South West	1	7	5	11	3	6
National Parks	70	29	55	10	34	46
England	9	12	13	7	10	10

GROSSING FOR INCOMPLETE ASSESSMENTS

As mentioned, most authorities indicated that their site listings for a particular land category were not complete and all local authorities were asked to estimate what percentage of total area in the category had been covered.

The 'degree of completeness' estimates were used to provide estimates of the total amounts of land in each of the land categories. This stage of grossing accounts for some 15 per cent of the fully grossed estimates reported in the tables (see **Table A.4**). This is similar to 2004 when it accounted for 16 per cent, and 2003 when it accounted for 14 per cent. From 2003 local authorities were asked to make returns only on sites of 0.25 hectares or more and most did apply this threshold. In 2005 the application of the threshold was used at the discretion of the authority. An analysis of the 2001 data showed that applying the threshold would reduce the amount of land reported by 3 per cent. The completeness percentages are intended to reflect the lower coverage of sites because of the threshold as well as for any other reasons.

Table A.4: Contribution from grossing for incomplete 2005, 2004, 2003 and 2002 assessments as a percentage of fully grossed estimates by land type and Government Office Region: England 2005 per cent

Government Office Region	Vacant and derelict land and buildings			Currently in use		
	Previously developed vacant land	Derelict land and buildings	Vacant buildings	Allocated in a local plan or with planning permission	Known redevelopment potential but no planning allocation or permission	All previously developed land that is unused or may be available for redevelopment
North East	6	9	5	9	11	8
North West	14	15	33	18	18	16
Yorkshire & the Humber	11	20	44	18	44	22
East Midlands	10	10	19	12	17	12
West Midlands	12	19	17	13	20	15
East of England	14	16	17	13	21	15
London	9	13	27	17	35	18
South East	17	9	23	8	19	12
South West	18	10	19	18	15	15
National Parks	17	3	10	7	33	12
England	13	14	26	14	21	15

The completeness estimates were relatively low for vacant buildings and for land currently in use with known redevelopment potential but no planning allocation or permission, so that the uplifts accounted for 26 and 21 per cent respectively of the final estimates for these land categories. Site sizes for vacant buildings tend to be small, so that the site size threshold cuts out a high proportion of them. Overall, the final estimates are quite sensitive to the completeness percentages.

GROSSING FOR “MISSING” AUTHORITIES AND FOR MISSING LAND CATEGORIES IN RESPONDING AUTHORITIES

The methodology adopted for estimating the amount of brownfield land for authorities that were unable to provide information for some or all land categories is the same as for the 2004 survey. It is based on the assumption that the amount of previously developed land within an authority is related to the amount of urban land. This assumption was supported by an analysis of existing information on brownfield sites, such as Land Use Change Statistics and the Derelict Land Survey.

For each authority the pattern of urban land was examined, using sixteen variables measuring the number and size of areas of urban land. Within each Government Office Region, authorities were grouped into clusters on the basis of similarities in their urban structures. The assumption is then made that for each previously developed land type the ratio of that land to total urban land will be similar for authorities in the same group. As National Parks are not within urban areas they are not included in the groups and they did not require any imputation for “missing” land types.

The cluster groups established in 2001 were re-used in 2005. Ratios of previously developed to total urban land were calculated with the 2005 data and applied to the urban land of authorities with missing data to produce an estimate of total land in each of the land type categories.

This stage of grossing accounted for 1 per cent of the fully grossed estimates (see **Table A.5**). This is considerably less than in 2002 when the proportion was 12 per cent. In 2005 the proportion ranged from nil in three of the Government Office Regions and the National Parks to 9 per cent in the North East.

Table A.5: Imputed values for missing authorities as a percentage of fully grossed estimates by land type and Government Office Region: England 2005 per cent

Government Office Region	Vacant and derelict land and buildings			Currently in use		
	Previously developed vacant land	Derelict land and buildings	Vacant buildings	Allocated in a local plan or with planning permission	Known redevelopment potential but no planning allocation or permission	All previously developed land that is unused or may be available for redevelopment
North East	8	13	4	7	8	9
North West	0	0	1	0	0	0
Yorkshire & the Humber	0	0	1	0	0	0
East Midlands	0	2	4	0	0	1
West Midlands	2	0	0	0	3	1
East of England	1	0	3	0	0	0
London	3	4	0	0	0	1
South East	2	2	3	0	2	1
South West	0	2	0	0	0	1
National Parks	0	0	0	0	0	0
England	2	1	3	1	1	1

Annex B

Definitions

There are various definitions of previously developed land. NLUD PDL uses the definition provided in the revised PPG3, which defines previously developed land as follows:

Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure¹. The definition covers the curtilage of the development². Previously developed land may occur in both built-up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal³ where provision for restoration has not been made through development control procedures⁴.

The definition excludes land and buildings that are currently in use for agricultural or forestry purposes, and land in built-up areas which has not been developed previously (e.g. parks, recreation grounds, and allotments – even though these areas may contain certain urban features such as paths, pavilions and other buildings). Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings), and where there is a clear reason that could outweigh the re-use of the site – such as its contribution to nature conservation – or it has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment⁵.

LOCATION: URBAN SETTLEMENT/URBAN FRINGE/ FULLY RURAL

The classification used in this report is from the 2001 DCLG Urban Settlements with a population of 1,000 or more. It is based on the exact boundaries of urban settlements as at 2001, derived by Ordnance Survey. In this report sites with a centroid outside of but within 500 metres of an urban settlement are described as “Urban Fringe”. All other sites are described as “Fully Rural”.

In July 2004 the *Rural and Urban Area Classification 2004* was published. This is more complex, taking account of sparseness as well as population, and takes Census Output Areas as the basic unit. The classification is intended for socio-economic analysis.

FOOTNOTES

1. In other words, the urban land uses as defined by the Land-Use Change Statistics (excluding ‘urban land not previously developed’). See Annex B of *Land Use Change in England No 14*, which is available at <http://www.communities.gov.uk/index.asp?id=1146866>
2. The curtilage is defined as the area of land attached to a building. All of the land within the curtilage of the site (as defined above) will also be defined as previously developed.

However, this does not mean that the whole area of the curtilage should therefore be redeveloped. For example, where the footprint of a building only occupies a proportion of a site of which the remainder is open land (such as at an airfield or a hospital) the whole site should not normally be developed to the boundary of the curtilage. The local planning authority should make a judgement about site layout in this context, bearing in mind other planning considerations, such as policies for the protection of open space and playing fields or development in the countryside, how the site relates to the surrounding area, and requirements for on-site open space, buffer strips, landscaped areas, etc.

3. These land uses are in addition to the Land-Use Change Statistics ‘urban’ groups.

4. This relates to minerals and waste sites, which are to remain unrestored after use because the planning permission allowing them did not include a restoration condition. All other such sites will be restored to 'greenfield' status, by virtue of the planning condition.
5. The definition does not supersede or in any way change the policy in respect of the redevelopment of major developed sites in the Green Belt set out in Annex C to PPG2: *Green Belts*.

Annex C

Typology of previously developed land: NLUD Land Types¹

(A) PREVIOUSLY DEVELOPED LAND WHICH IS NOW VACANT

Land that was previously developed and is now vacant which could be developed without treatment. Treatment includes any of the following: demolition, clearing of fixed structures or foundations and levelling². Land previously used for mineral extraction or waste disposal which has been or is being restored for agriculture, forestry, woodland or other open countryside use is excluded.

(B) VACANT BUILDINGS

*Vacant buildings, **unoccupied for one year or more**, that are structurally sound and in a reasonable state of repair (i.e. capable of being occupied in their present state). Includes buildings that have been declared redundant or where re-letting for their former use is not expected. Includes single residential dwellings where they could reasonably be developed or converted into 10 or more dwellings³.*

(C) DERELICT LAND AND BUILDINGS⁴

Land so damaged by previous industrial or other development that it is incapable of beneficial use without treatment. Treatment includes any of the following: demolition, clearing of fixed structures or foundations and levelling. Includes abandoned and unoccupied buildings (including former single residential dwellings) in an advanced state of disrepair i.e. with unsound roof(s).

Excludes land damaged by development which has been or is being restored for agriculture, forestry, woodland or other open countryside use.

Excludes land damaged by a previous development where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings), and where there is a clear reason that could outweigh the re-use of the site – such as its contribution to nature conservation – or it has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment.

(D) LAND OR BUILDINGS CURRENTLY IN USE AND ALLOCATED IN THE LOCAL PLAN AND/OR HAVING PLANNING PERMISSION

Includes all sites, currently in use (with the addition of buildings that have been vacant for less than one year), allocated for development in the adopted plan or with outstanding planning permission⁵ where redevelopment has not started. Includes all single residential dwellings having planning permission yielding at least one additional dwelling.

(E) LAND OR BUILDINGS CURRENTLY IN USE WHERE IT IS KNOWN THERE IS POTENTIAL FOR REDEVELOPMENT (BUT THE SITES DO NOT HAVE ANY PLAN ALLOCATION OR PLANNING PERMISSION)

Includes sites currently in use (with the addition of buildings that have been vacant for less than one year) that are likely to be disposed of by their owners for redevelopment or conversion in the next five years.

The recognition of potential sites for redevelopment will depend to some degree on local knowledge and judgement. The objective here is to identify major potential redevelopment sites before they reach the planning permission stage. It is not envisaged that extensive surveys will be carried out to develop a comprehensive and site-specific assessment of land and buildings falling in this category.

(F) PREVIOUSLY DEVELOPED LAND OR BUILDINGS (ALREADY ENTERED ONTO THE DATABASE) THAT HAVE BEEN REDEVELOPED OR WHERE CONSTRUCTION HAS STARTED

Land or buildings already entered onto the database (e.g. for NLUD PDL 1998) but which are now out of scope following redevelopment (including creation of open space and outdoor recreation). Includes sites where planning permission has expired.

FOOTNOTES

1. The identification and classification of previously developed sites in NLUD PDL makes no representation on the likely presence of contamination. Sites in *Land Types* (a) – (e) may or may not be contaminated. The identification of contaminated land is dealt with under the new regime for contaminated land set out in DETR Circular 2/2000, Contaminated Land: Implementation of Part IIA of the Environmental Protection Act 1990.
2. The need for treatment is based on the presence of visible signs of dereliction likely to deter redevelopment. Sites may be defined as vacant where it is judged that only minor treatment is needed (e.g. light clearance) which is unlikely to hinder redevelopment.
3. Single residential dwellings are excluded (except where development or conversion for 10 or more dwellings) due to difficulties of identifying significant long-term vacancy within housing stock and the very large numbers involved.
4. The definition of derelict land and buildings includes all derelict land buildings and not just those sites that are being actively considered for redevelopment.
5. Includes detailed, outline and planning permission subject to further agreement.