



*Land Use Change in England:
Residential Development
to 2006*

Update – July 2007



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Key results

Updated estimates are that:

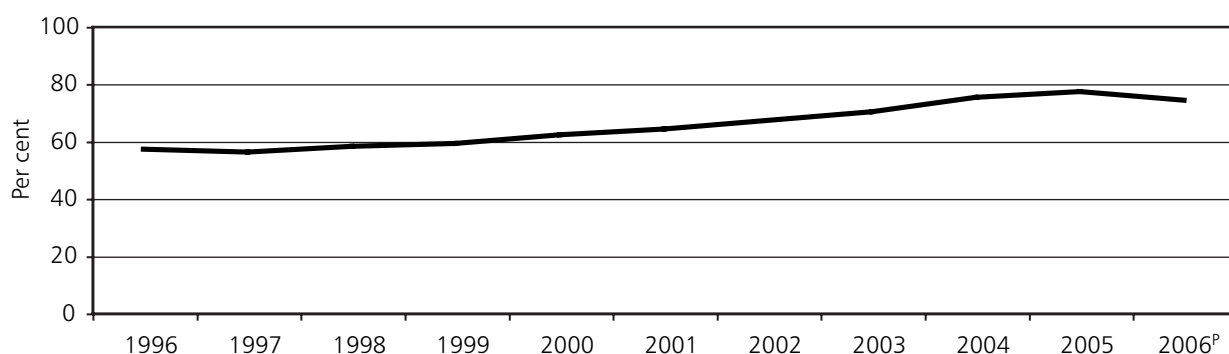
- In 2006, on a provisional estimate, 74 per cent of new dwellings were built on previously-developed land, including conversions. This compares with 77 per cent in 2005. This is the first time the figure has shown a decrease since 1997, when it was 56 per cent.
- In 2006, on a provisional estimate, new dwellings were built at an average density of 41 dwellings per hectare. This compares with 40 dwellings per hectare in 2005 and 25 dwellings per hectare before 2002.

Reasons for updating

Information on individual sites with a change of land use is collected by Ordnance Survey during their map revision work. Some changes may not be recorded until some time after the change took place. Communities and Local Government makes provisional estimates based on information available at the time but these are subject to revision as more information is received. The previous publication, *Land Use Change in England: Residential Development to 2006 (LUCS-22)* was based on change recorded up to the end of December 2006. This update includes information on change taking place up to 2006 but recorded up to the end of March 2007.

Chapter 1. Proportion of new dwellings on previously-developed land

Figure 1: Proportion of new dwellings on previously-developed land, including conversions



- In 2006, on a provisional estimate, 74 per cent of new dwellings were built on previously-developed land including conversions. This figure has remained unchanged from the 2006 figure published in May 2007 in *Land Use Change in England: Residential Development to 2006: (LUCS-22)*.

Table 1: Proportion of new dwellings and residential land from previously-developed land

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006 ^P
	Per cent										
New Dwellings on previously-developed land including all conversions ¹	57	56	58	59	62	64	67	70	75	77	74
New Dwellings on previously-developed land excluding conversions ²	54	53	55	56	59	61	64	67	72	74	71
Per cent of land area changing to residential use that was previously-developed ³	48	47	48	50	52	55	57	58	62	63	63

1. Conversion of existing buildings estimated to add three Percentage points up to 2002. The process of estimation has been elaborated from 2003 (Source: LUCS/Communities and Local Government housing statistics). See 3.5 of LUCS Guidance.

2. As reported by Ordnance Survey, mainly excluding conversions and excluding all conversions from 2003.

3. Excludes land changing to residential use but with no dwellings built. See 3.6 of LUCS Guidance.

Table 2: New dwellings built on previously-developed land ¹ : Government Office Regions 1997–2006														
	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006 ^p	Per cent Including conversions			
											2003	2004	2005	2006 ^p
North East	46	50	40	47	45	57	52	61	71	71	56	65	72	73
North West	58	62	60	68	70	72	72	78	81	83	75	81	84	85
Yorkshire and the Humber	49	51	50	57	55	63	65	70	72	67	69	73	76	71
East Midlands	37	35	37	43	48	54	54	56	54	64	58	59	60	69
West Midlands	56	54	54	55	60	67	70	72	77	77	73	75	79	79
East of England	53	54	58	54	59	58	60	64	71	63	63	66	72	64
London	89	92	89	89	90	90	95	96	97	88	96	97	97	90
South East	54	56	61	62	66	66	66	74	75	74	69	77	78	77
South West	34	38	40	45	49	49	58	58	62	58	65	63	67	63
England	53	55	56	59	61	64	67	72	74	71	70	75	77	74
Regional Planning Guidance Region														
Rest of the South East ²	57	59	64	63	66	67	66	73	76	73	n/a	n/a	n/a	n/a
RPG9 Area ³	67	68	72	70	73	74	75	82	83	76	n/a	n/a	n/a	n/a

1. Unless headed otherwise, as reported by Ordnance Survey, mainly excluding conversions and excluding all conversions from 2003

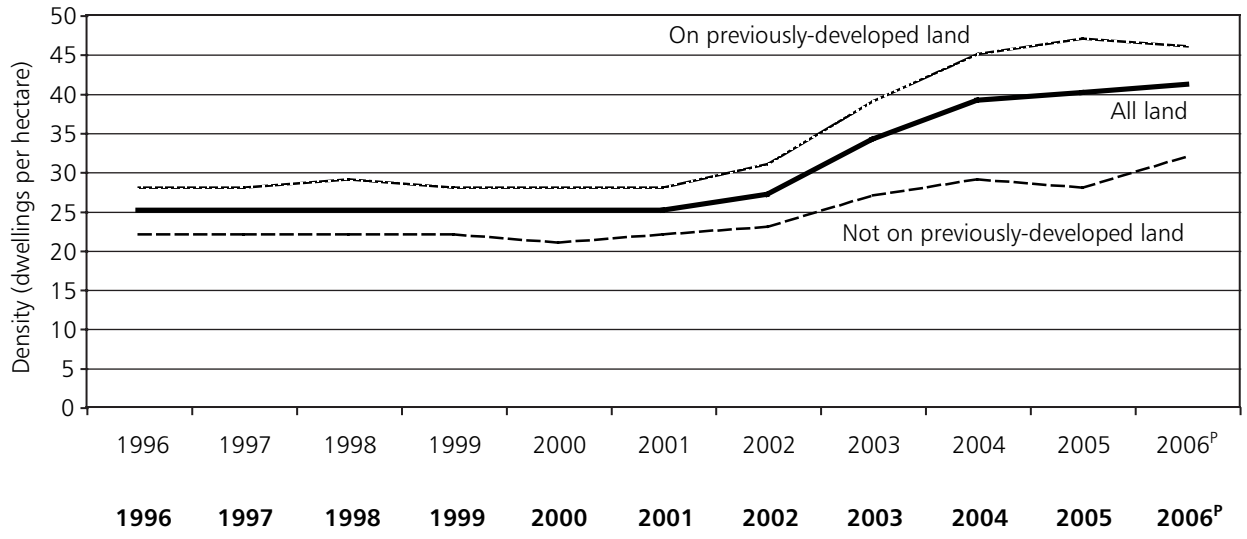
2. Comprises Government Office Region for the South East and Bedfordshire, Essex and Hertfordshire

3. Comprises Rest of South East and Government Office Region for London

- On provisional 2006 estimates, the proportion of new dwellings (including conversions) built on previously-developed land increased or remained the same compared to 2005 in the following regions: North East, North West, East Midlands and the West Midlands. The proportion ranged from 63 per cent in the South West to 90 per cent in London.

Chapter 2. Densities

Figure 2: Densities of new dwellings, 1996–2006



	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006 ^P
On PDL	28	28	29	28	28	28	31	39	45	47	46
Not on PDL	22	22	22	22	21	22	23	27	29	28	32
All land	25	25	25	25	25	25	27	34	39	40	41

- In 2006, new dwellings were built at an average density of 41 dwellings per hectare in England. This compares with 40 dwellings per hectare in 2005 and 25 dwellings per hectare between 1996 and 2001. This is a increase of one percentage point on the estimate published in LUCS-22.

Table 3: Density of new dwellings built: Government Office Regions 1996–2006											
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006 ^P
	Dwellings per hectare										
North East	27	27	24	24	24	26	26	29	32	39	42
North West	26	25	25	25	26	27	26	34	42	43	49
Yorkshire and the Humber	24	22	22	22	22	22	24	33	32	38	43
East Midlands	22	23	25	22	21	22	24	26	35	36	35
West Midlands	27	27	24	26	24	27	29	32	36	41	42
East of England	22	22	22	22	22	22	24	29	34	33	35
London	56	51	53	56	56	48	59	84	97	102	83
South East	23	23	23	22	24	24	25	32	37	35	37
South West	24	25	25	24	25	26	29	35	34	35	41
England	25	25	25	25	25	25	27	34	39	40	41

1. Areas covered are the Government Office Regions for London and the South East, and the counties of Bedfordshire, Essex and Hertfordshire
2. Areas covered are the Government Office Regions for London and the South East, East of England, South West and the county of Northamptonshire

- With the exception of the London and the East Midlands, average densities of new dwellings in 2006 increased or remained unchanged in all regions compared to 2005. Densities reached at least 35 dwellings per hectare in all regions. Before 2003 all regions except London showed density figures below 30 dwellings per hectare.

Symbols and Conventions

Unless otherwise stated, tables and figures relate to England.

The following symbols have been used throughout:

P provisional estimate

n/a not available

About the data

1. These statistics are based on changes in land use recorded for Communities and Local Government by Ordnance Survey during their map revision work between 1985 and the first three months of 2007. They relate to both new use and previous use of land, and changes between uses.
2. Comprehensive information about the total amount of land devoted to different uses is not currently available. A simplified land use classification, with nine categories, has been applied on an experimental basis to England. For further information see the Office for National Statistics Neighbourhood Statistics website at:

<http://www.neighbourhood.statistics.gov.uk>

There is also an explanatory paper at

<http://www.communities.gov.uk/statistics/gluc>

3. National Statistics are produced to high professional standards set out in the National Statistics Code of Practice. They undergo regular quality assurance reviews to ensure they meet customer needs.

Contact point

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