

Land Use Change in England:
Residential Development to 2006

Update – January 2008



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Key results

Updated estimates are that:

- In 2006, on a provisional estimate, 75 per cent of new dwellings were built on previously-developed land, including conversions. This compares with 77 per cent in 2005.
- 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 between 1996 and 2002.

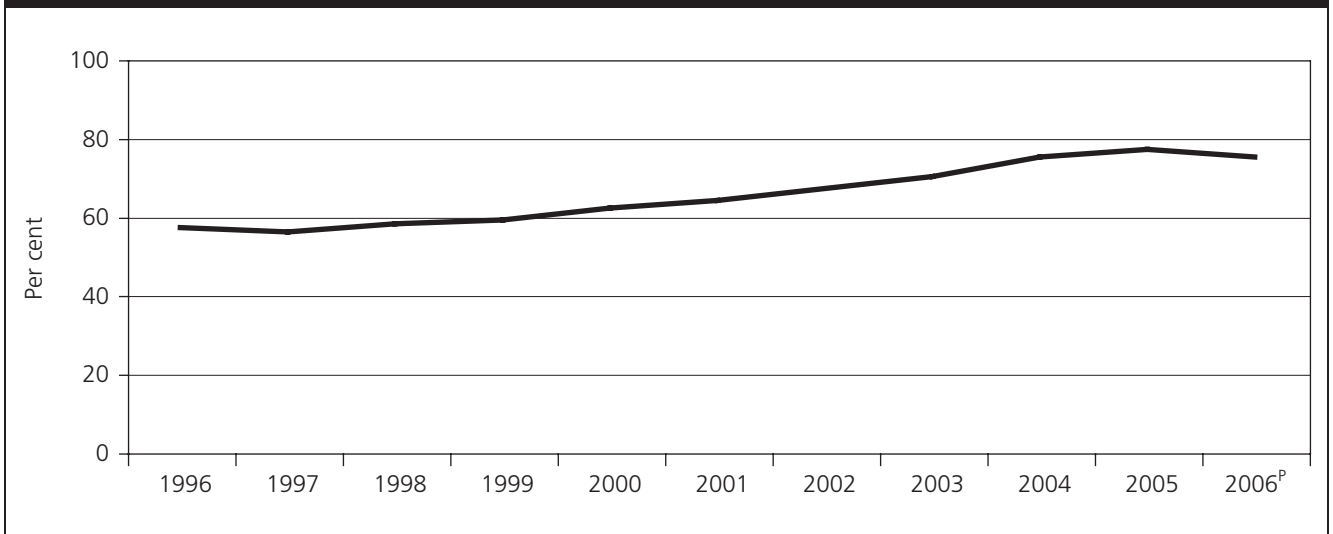
Reasons for updating

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 to 2006: Residential Development to 2006: Additional Tables (LUCS-22A)* was based on change recorded up to the end of June 2007. This update includes information on change taking place up to 2006 but recorded up to the end of September 2007.

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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, 75 per cent of new dwellings were built on previously-developed land including conversions. This is an increase of one percentage point over the 2006 figure published in October 2007 in *Land Use Change in England to 2006: Additional Tables (LUCS-22A)*.

Table 1: Proportion of new dwellings and residential land from previously-developed land: 1996–2006

	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	75
New Dwellings on previously-developed land excluding conversions ²	54	53	55	56	59	61	64	67	72	74	72
Per cent of land area changing to residential use that was previously-developed ³	48	47	48	50	52	55	57	58	62	63	64

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 land¹: Government Office Regions 1997–2006

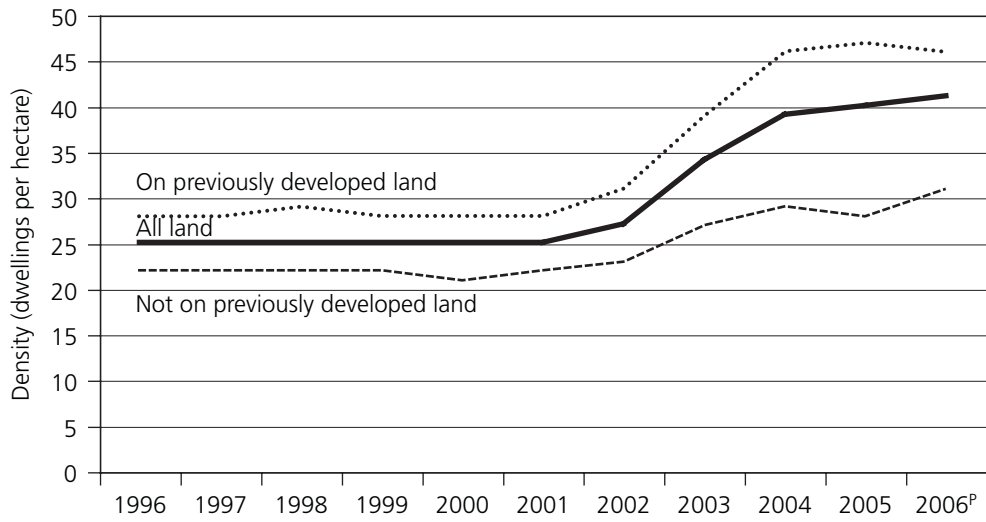
	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006 ^P	Per cent			
											Including conversions			
											2003	2004	2005	2006 ^P
North East	46	50	40	47	45	57	52	61	67	71	56	65	70	73
North West	58	62	60	68	70	73	72	78	81	83	75	81	83	85
Yorkshire and the Humber	49	51	50	57	55	63	65	70	73	68	69	73	77	71
East Midlands	37	35	37	43	48	54	54	56	54	65	58	59	60	69
West Midlands	56	54	54	55	60	67	70	72	76	79	73	75	79	82
East of England	53	54	58	54	59	58	60	64	71	66	63	66	72	67
London	89	92	89	89	90	90	95	96	97	91	96	97	98	92
South East	54	56	61	62	66	66	66	74	75	75	69	77	78	77
South West	34	38	40	45	49	49	58	58	62	56	65	63	66	61
England	53	55	56	59	61	64	67	72	74	72	70	75	77	75
Regional Planning Guidance Region														
Rest of the South East²	57	59	64	63	66	67	66	73	76	74	n/a	n/a	n/a	n/a
RPG9 Area³	67	68	72	70	73	74	75	82	83	78	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 compared to 2005 in the following regions: North East, North West, East Midlands and the West Midlands. The proportion ranged from 61 per cent in the South West to 92 per cent in London.

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	46	47	46
Not on PDL	22	22	22	22	21	22	23	27	29	28	31
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 figure has remained unchanged from the estimate published in October 2007 in *Land Use Change in England to 2006: Additional Tables (LUCS-22A)*.

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	43
North West	26	25	25	25	26	27	26	34	42	44	50
Yorkshire and the Humber	24	22	22	22	22	22	24	33	32	39	41
East Midlands	22	23	25	22	21	22	24	26	35	35	34
West Midlands	27	27	24	26	24	27	29	32	36	40	43
East of England	22	22	22	22	22	22	24	29	34	33	33
London	56	51	53	56	56	48	59	85	97	106	84
South East	23	23	23	22	24	24	25	32	37	35	38
South West	24	25	25	24	25	26	29	35	34	35	40
England	25	25	25	25	25	25	27	34	39	40	41

- With the exception of London, the East of England and the East Midlands, average densities of new dwellings in 2006 increased in all regions compared to 2005. Densities reached at least 33 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 end of September 2007. They relate to both new use and previous use of land.
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 developed 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/publications/planningandbuilding/generalisedlanduse>

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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