



# *Land Use Change in England: Residential Development to 2005*

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Update – January 2007





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Residential Development to  
2005*

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On 5th May 2006 the responsibilities of the Office of the Deputy Prime Minister (ODPM) transferred to the Department for Communities and Local Government.

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## Key results

Updated estimates are that:

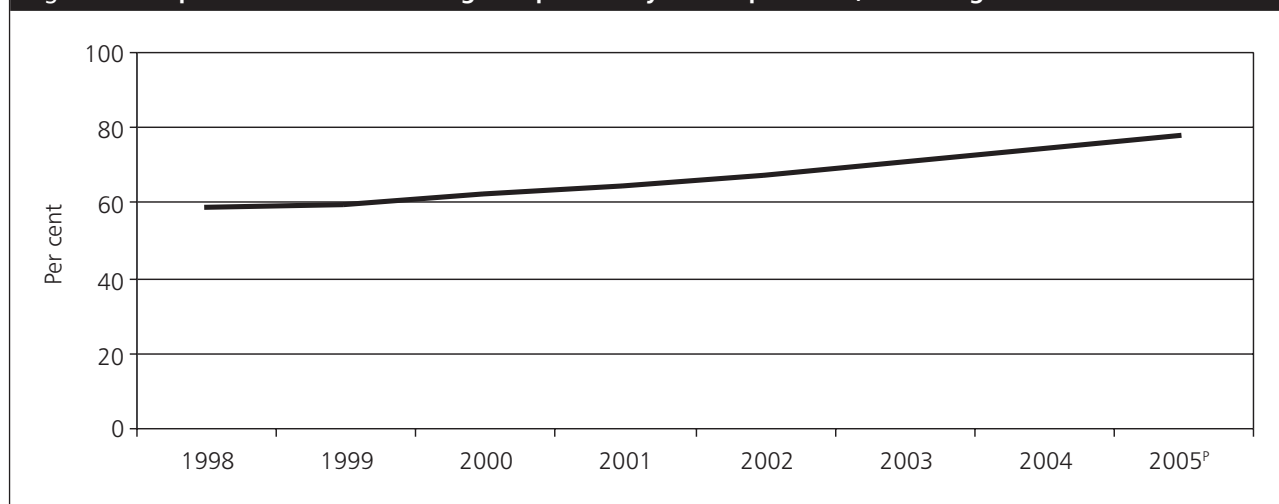
- In 2005 77 per cent of new dwellings were built on previously-developed land, including conversions. This compares with 70 per cent in 2003 and 74 per cent in 2004. Before 1997 the level fluctuated around 57 per cent.
- In 2005 new dwellings were built at an average density of 40 dwellings per hectare, this figure has remained unchanged from 2004. Between 1996 and 2001 the average was 25 dwellings per hectare.

## 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 2005: Additional Tables (LUCS-21A)* was based on change recorded up to the end of June 2006. This update includes information on change taking place up to 2005 but recorded up to the end of September 2006.

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

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



- In 2005, on a provisional estimate, 77 per cent of new dwellings were built on previously-developed land including conversions. This is an increase of three percentage points over the 2005 figure published in October 2006 in *Land Use Change in England to 2005: Additional Tables (LUCS-21A)*.

**Table 1: Proportion of new dwellings and residential land from previously-developed land: 1995–2005**

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005 <sup>P</sup>
											Per cent
New Dwellings on previously-developed land including all conversions <sup>1</sup>	57	57	56	58	59	62	64	67	70	74	77
New Dwellings on previously-developed land excluding conversions <sup>2</sup>	54	54	53	55	56	59	61	64	66	71	73
Per cent of land area changing to residential use that was previously-developed <sup>3</sup>	48	48	47	48	50	52	55	57	58	61	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 <sup>1</sup> : Government Office Regions 1995–2005													Per cent		
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005 <sup>P</sup>	Including conversions			
												2003	2004	2005 <sup>P</sup>	
North East	50	53	46	50	40	47	45	57	52	61	71	56	65	73	
North West	60	65	58	62	60	68	70	72	72	78	82	75	81	84	
Yorkshire and the Humber	49	51	49	51	50	57	55	63	65	69	73	69	73	76	
East Midlands	38	37	37	35	37	43	48	54	54	54	53	58	58	59	
West Midlands	53	50	56	54	54	55	60	67	70	72	76	73	75	78	
East of England	56	53	53	54	58	54	59	58	60	63	68	63	66	70	
London	84	82	89	92	89	89	90	90	95	96	97	96	96	98	
South East	54	57	54	56	61	62	66	66	66	73	74	69	76	77	
South West	37	35	34	38	40	45	49	49	58	57	61	65	64	67	
England	54	54	53	55	56	59	61	64	66	71	73	70	74	77	
<b>Regional Planning Guidance Region</b>															
Rest of the South East <sup>2</sup>	58	59	57	59	64	63	66	67	66	73	74	n/a	n/a	n/a	
RPG9 Area <sup>3</sup>	66	65	67	68	72	70	72	74	75	81	82	n/a	n/a	n/a	

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

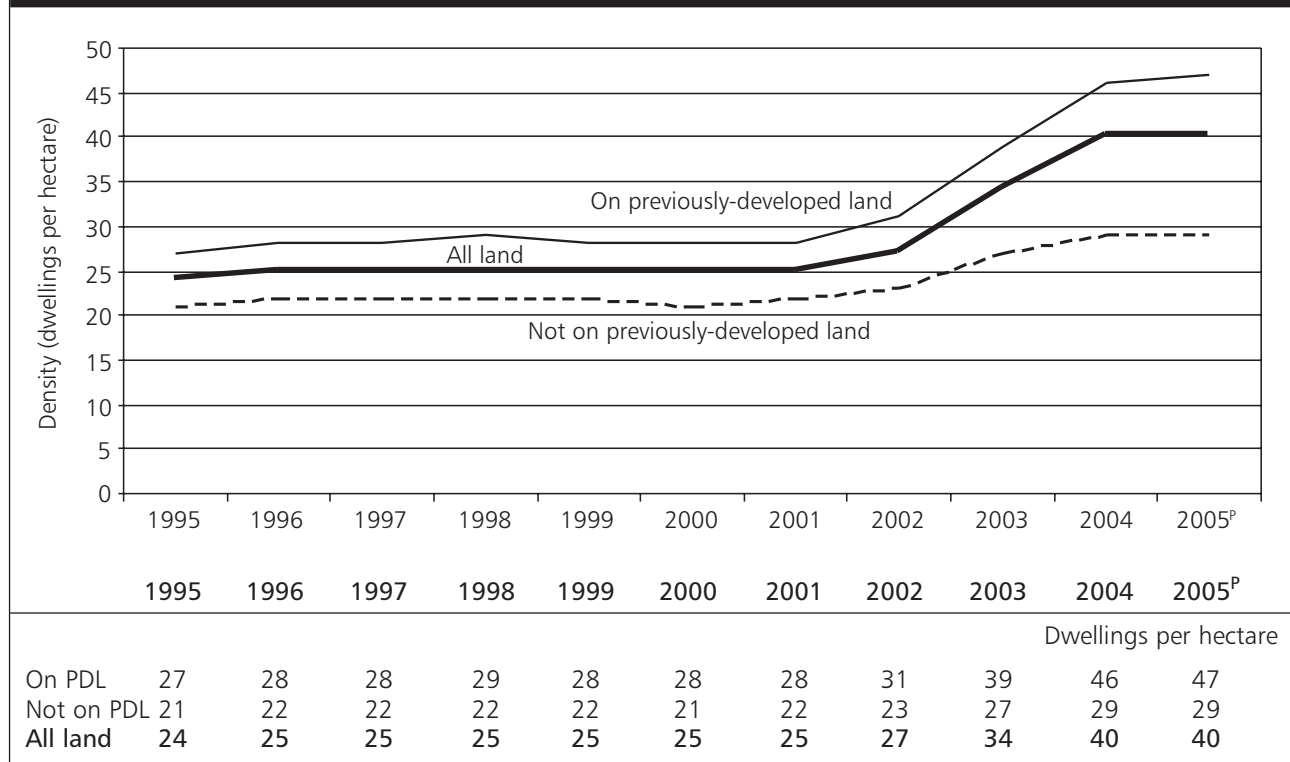
2. Comprises Government Office Region for the South East and Bedfordshire, Essex and Hertfordshire.

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

- On provisional 2005 estimates, the proportion of new dwellings (including conversions) built on previously-developed land increased compared to 2004 in all regions. The proportion ranged from 59 per cent in the East Midlands to 98 per cent in London.

## Chapter 2. Densities

Figure 2: Densities of new dwellings, 1995–2005



- In 2005, new dwellings were built at an average density of 40 dwellings per hectare in England, this figure has remained unchanged from 2004. The 2005 figure has remained unchanged from the estimate published in LUCS-21A. Between 1996 and 2001 the average was 25 dwellings per hectare.

<b>Table 3: Density of new dwellings built: Government Office Regions 1995–2005</b>											
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005 <sup>P</sup>
	Dwellings per hectare										
North East	24	27	27	24	24	24	26	26	29	32	40
North West	25	26	25	25	25	26	27	26	34	42	42
Yorkshire and the Humber	22	24	22	22	23	22	22	24	33	33	39
East Midlands	22	22	23	25	22	21	22	24	26	36	37
West Midlands	24	27	27	24	26	24	27	29	32	36	41
East of England	22	22	22	22	22	22	22	24	29	34	32
London	48	56	51	53	56	56	48	59	85	98	107
South East	21	23	23	23	22	24	24	25	32	38	36
South West	22	24	25	25	24	25	26	29	35	35	35
<b>England</b>	<b>24</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>27</b>	<b>34</b>	<b>40</b>	<b>40</b>
Areas covered by the density direction at 2002 <sup>1</sup>	27	28	27	28	28	29	27	31	40	49	48
Areas covered by the density direction at 2005 <sup>2</sup>	25	26	26	26	26	26	26	29	36	43	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 East of England and the South East, average densities of new dwellings in 2005 increased or remained unchanged in all regions compared to 2004. Densities reached at least 32 dwellings per hectare in all regions. Before 2002 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 nine months of 2006. 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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