



Previously-developed land that may be available for
Development: England 2007

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



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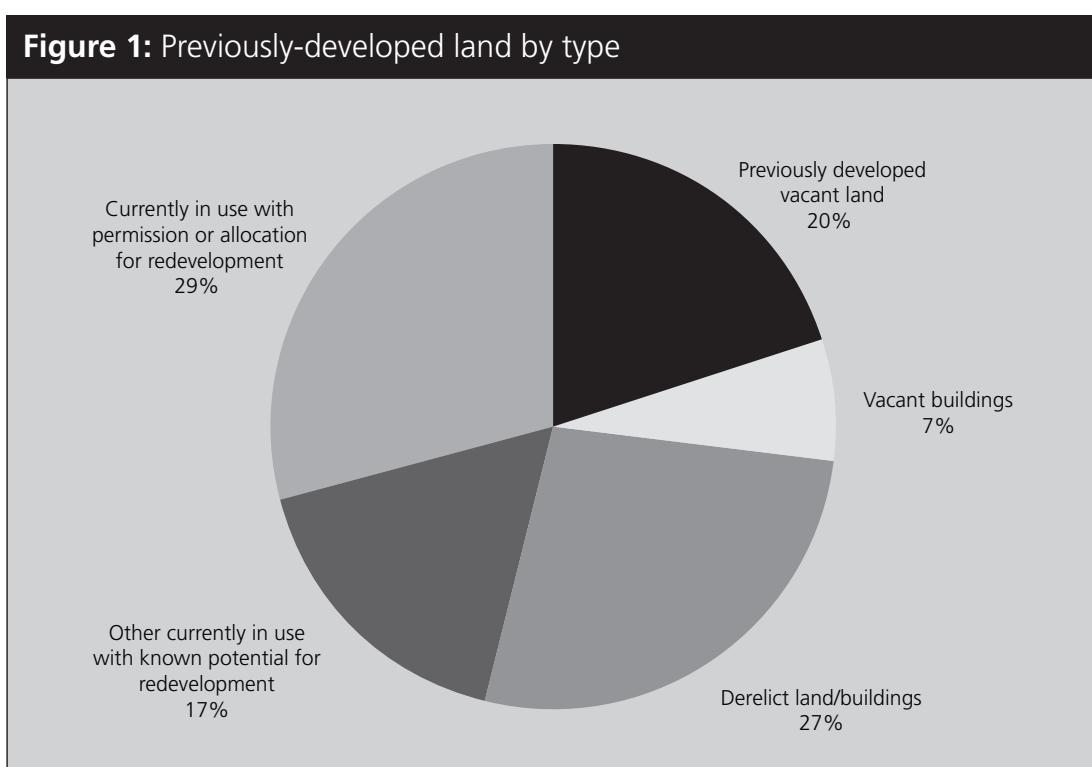
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Summary

Previously-developed land, often called brownfield land, is land that was developed but is now vacant or derelict, or 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 2007 from local authorities on previously-developed land in their area.

- In 2007 there were an estimated 62,130 hectares of previously-developed land in England, down 1 per cent from 62,730 hectares in 2006.
- An estimated 33,600 hectares of previously-developed land were vacant or derelict, 54 per cent of the total. The remaining 28,520 hectares were in use but with potential for redevelopment. **(Figure 1 and Table 1)**



Changes since 2002

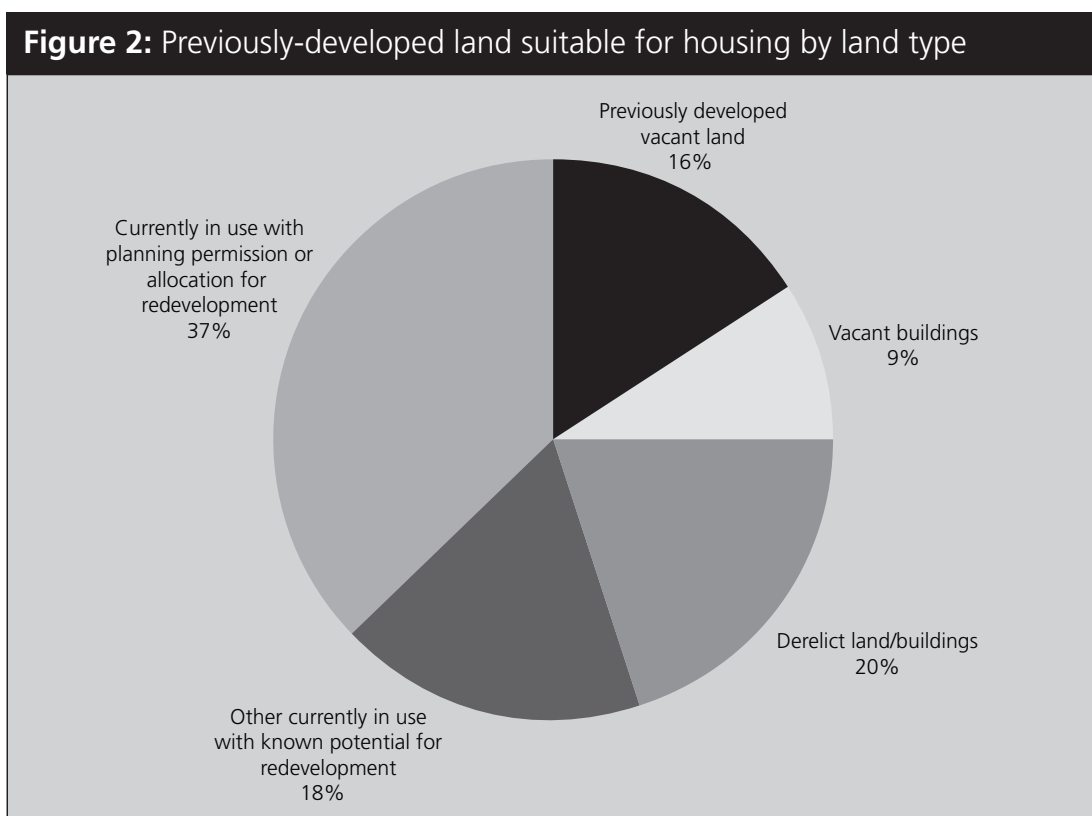
Over the period since 2002:

- The total amount of previously-developed land in England has declined by around 6 per cent;
- Vacant and derelict land is down by 17.5 per cent compared with 2002, while land currently in use with potential for redevelopment has increased by around 12 per cent;

- The amount of all previously-developed land assessed as suitable for housing is 7 per cent lower than in 2002 but the estimated housing capacity has increased by 19 per cent.

Land with housing potential

- In 2007 local planning authorities estimated that 26,510 hectares (43 per cent) was potentially suitable for housing and could potentially provide around 1,051,000 dwellings. There are likely to 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 (14,780 hectares) than vacant or derelict (11,720 hectares). **(Figure 2 and Table 1)**



Full Results

This report gives detailed results for the previously-developed land types, regional breakdowns, proposed 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.

Following this section a supplementary table shows the amounts of previously-developed land as reported by each local authority. All tables are available as downloadable Excel files from Communities and Local Government web site.

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

Table 1 provides a full breakdown of the types of previously-developed land. In 2007 there were estimated to be:

- 12,710 hectares of vacant land, that is land that has been cleared and may be available for development;
- 16,810 hectares of derelict land and buildings requiring treatment before development;
- 4,080 hectares of buildings that had been vacant for 12 months or more;
- 17,770 hectares of land currently in use with planning permission or allocated for redevelopment in a local plan;
- 10,750 hectares of land currently in use with known potential for redevelopment but no planning permission or allocation in a local plan;
- 26,510 hectares of previously-developed land assessed by local authorities as suitable for housing;

Table 1: Previously-developed land¹ by land type, planned use and suitability for housing: England 2007

Land/building	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 hectares	Number of Dwellings ⁴ numbers
Vacant and derelict land and buildings							
Previously- developed vacant land	1,780	2,260	5,580	3,090	12,710	4,230	175,250
Derelict land/buildings	860	3,630	6,170	6,150	16,810	5,220	145,600
Vacant buildings	1,020	610	810	1,640	4,080	2,270	109,100
All vacant and derelict land and buildings	3,660	6,490	12,560	10,890	33,600	11,720	430,020
Currently in Use							
Allocated in a local plan or with planning permission for any use	4,750	5,860	7,160	-	17,770	9,940	424,550
Known redevelopment potential but no planning allocation or permission	-	60	-	10,700	10,750	4,840	196,460
All currently in use	4,750	5,910	7,160	10,700	28,520	14,780	621,020
All land types	8,410	12,410	19,730	21,580	62,130	26,510	1,051,030
percent							
Vacant and derelict land and buildings							
Previously-developed vacant land	14	18	44	24	100	33	
Derelict land/buildings	5	22	37	37	100	31	
Vacant buildings	25	15	20	40	100	56	
All vacant and derelict land and buildings	11	19	37	32	100	35	

Continued

Table 1: Previously-developed land¹ by land type, planned use and suitability for housing: England 2007

Land/building	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	percent
Continued							percent
Currently in Use							
Allocated in a local plan or with planning permission for any use	27	33	40	0	100	56	
Known redevelopment potential but no planning allocation or permission	-	1	-	99	100	45	
All currently in use	17	21	25	37	100	52	
All land types	14	20	32	35	100	43	

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 amounts and types of previously-developed land vary between the regions.

- The North West has the largest amount of previously-developed land, 10,910 hectares, and the largest amount that is vacant or derelict, 8,030 hectares;
- Yorkshire and The Humber has the second largest amount of previously-developed land, 9,110 hectares. The South East has the largest amount that is currently in use, 6,090 hectares. Of the land currently in use in this region 4,740 hectares has planning permission or is allocated in a local plan.

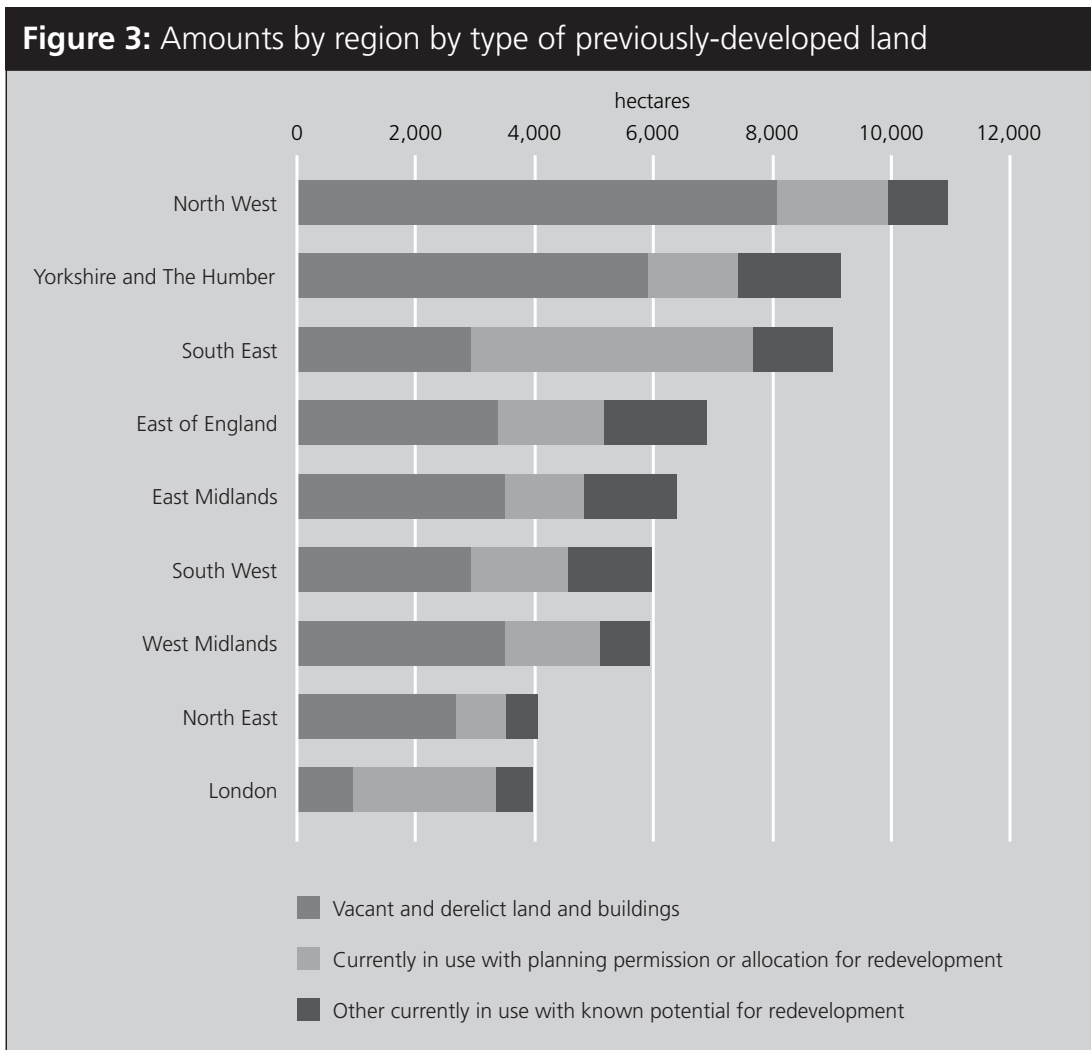


Table 3 shows the areas of previously-developed land as a proportion of all developed land in each region.

- In Yorkshire and the Humber and in the North West previously-developed land forms the highest proportion of all developed land, at 7.5 and 6.8 per cent respectively, compared with the average for England of 5.4 per cent;
- In London previously-developed land forms the smallest proportion of all developed land, just 3.0 per cent of the developed area.

Table 2: Previously-developed land¹ by land type and Government Office Region: England 2007

Government Office Region	Vacant and derelict land			All vacant and derelict land	Currently in use		All 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 for any use	Known redevelopment potential but no planning allocation or permission		
North East	1,290	1,170	210	2,660	840	530	1,370	4,030
North West	2,530	4,830	680	8,030	1,900	980	2,880	10,910
Yorkshire & the Humber	2,370	2,540	970	5,890	1,520	1,700	3,220	9,110
East Midlands	1,190	1,880	410	3,480	1,310	1,580	2,890	6,360
West Midlands	1,230	1,790	470	3,490	1,590	850	2,440	5,930
East of England	1,360	1,620	360	3,340	1,800	1,760	3,550	6,890
London	430	250	250	920	2,430	580	3,010	3,930
South East	1,350	1,070	480	2,900	4,740	1,350	6,090	8,990
South West	960	1,660	270	2,890	1,650	1,420	3,070	5,960
England	12,710	16,810	4,080	33,600	17,770	10,750	28,520	62,130
								Per cent
North East	32	29	5	66	21	13	34	100
North West	23	44	6	74	17	9	26	100
Yorkshire & the Humber	26	28	11	65	17	19	35	100
East Midlands	19	30	6	55	21	25	45	100
West Midlands	21	30	8	59	27	14	41	100
East of England	20	24	5	48	26	25	52	100
London	11	6	6	23	62	15	77	100
South East	15	12	5	32	53	15	68	100
South West	16	28	5	49	28	24	51	100
England	20	27	7	54	29	17	46	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 2007

Government Office Region	Total area of developed land in 2001 ² hectares	Vacant and derelict land			Currently in use		All previously developed land that is unused or may be available for redevelopment per cent
		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	60,200	2.1	1.9	0.3	1.4	0.9	6.7
North West	160,300	1.6	3.0	0.4	1.2	0.6	6.8
Yorkshire & the Humber	121,000	2.0	2.1	0.8	1.3	1.4	7.5
East Midlands	100,900	1.2	1.9	0.4	1.3	1.6	6.3
West Midlands	129,200	1.0	1.4	0.4	1.2	0.7	4.6
East of England	134,900	1.0	1.2	0.3	1.3	1.3	5.1
London	130,500	0.3	0.2	0.2	1.9	0.4	3.0
South East	205,100	0.7	0.5	0.2	2.3	0.7	4.4
South West	116,700	0.8	1.4	0.2	1.4	1.2	5.1
England	1,158,900	1.1	1.5	0.4	1.5	0.9	5.4

¹ Previously-developed land that is unused or may be available for development. See Annex B for definition.
² Urban land figures from CLG/ONS 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, 4,580 hectares, followed by the East of England with 4,180 hectares
- The East of England has the highest *proportion* of previously-developed land that is assessed as suitable for housing, with 61 per cent. This compares with 33 per cent in the North West and Yorkshire and The Humber.



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.

- London has identified the largest potential housing capacity with an estimated 170,120 dwellings that could be provided on existing previously-developed land, followed by the North West with 164,330 dwellings.

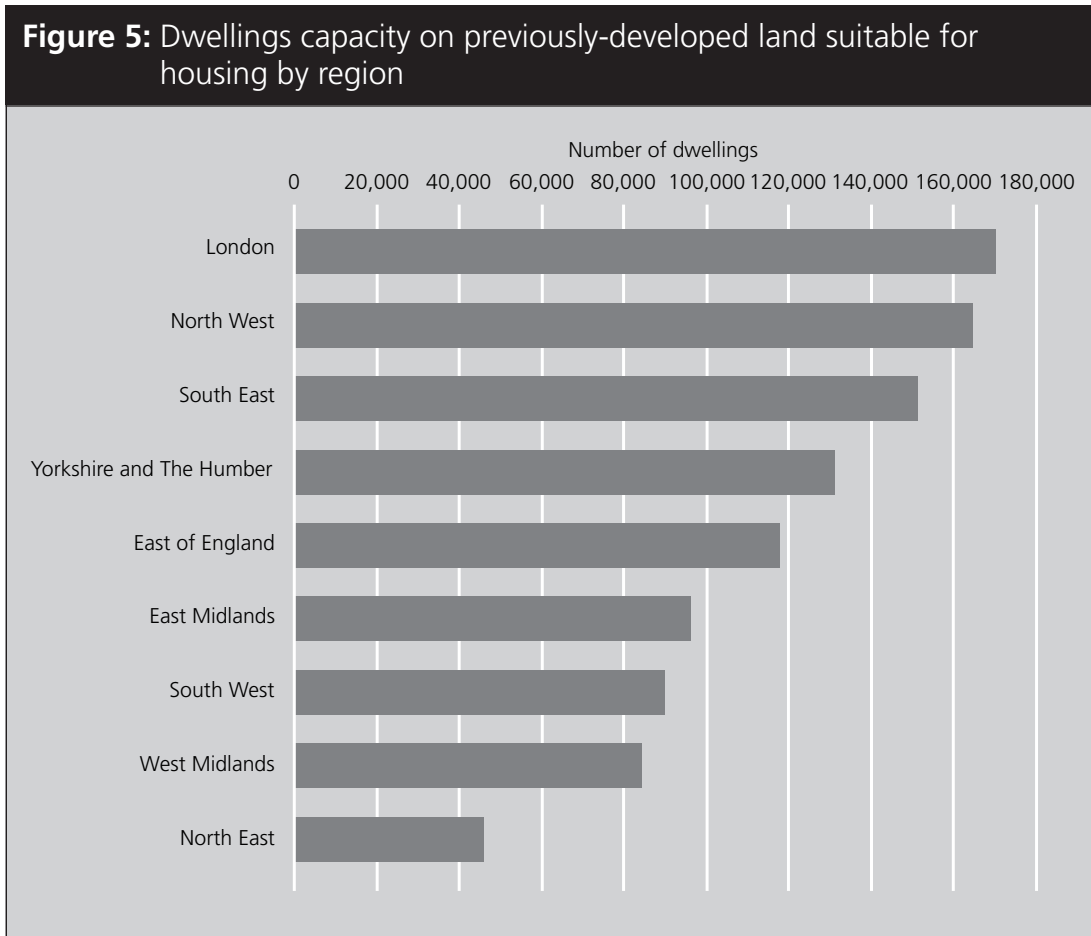


Figure 6 and **Table 4** show the density of housing development, in terms of dwellings per hectare, which could be accommodated on land suitable for housing. The densities are affected by the inclusion of sites planned for mixed use, as the density is based on the whole site area while only a section of it might be used for housing.

- London has the highest potential density, at 80 dwellings per hectare, while the East of England has the lowest, at 28 dwellings per hectare.

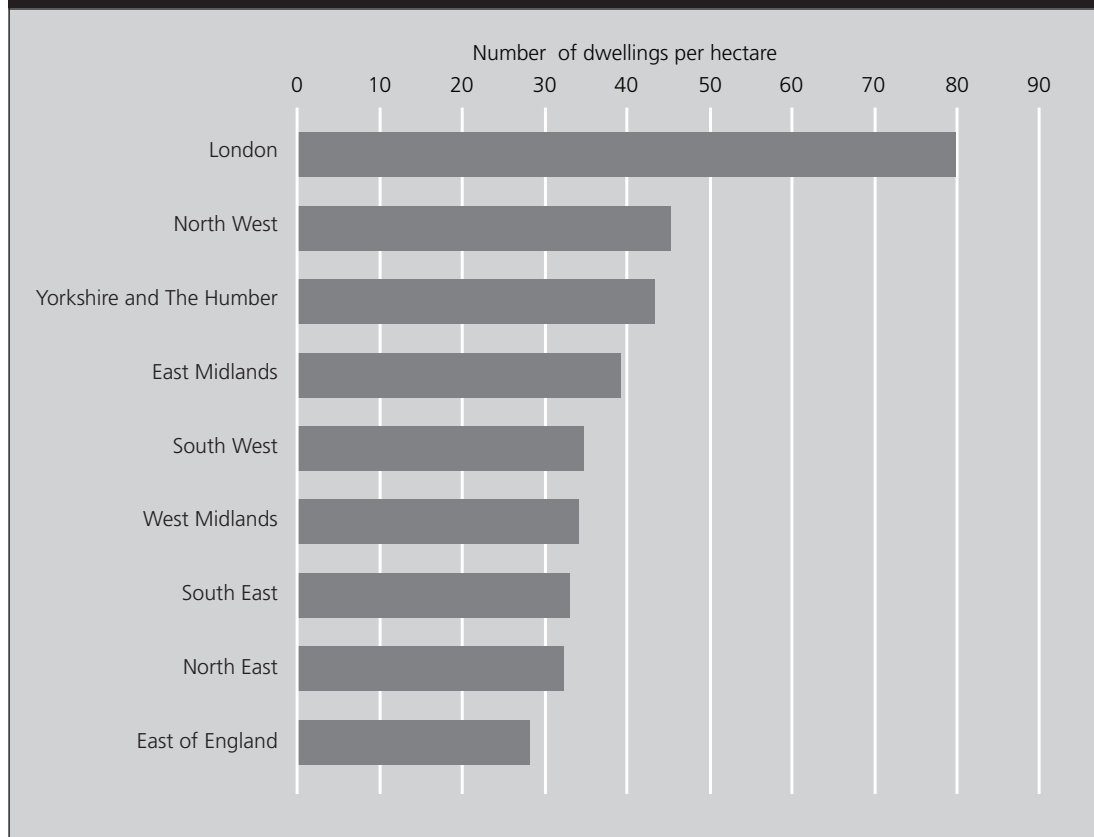
Figure 6: Potential Housing density on previously-developed land suitable for housing by region

Table 4: Previously-developed land¹ by planning status, suitability for housing and dwellings by Government Office Region: England 2007

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	390	670	2,020	960	4,030	1,420	45,880	32
North West	1,220	1,260	4,880	3,550	10,910	3,640	164,330	45
Yorkshire & the Humber	930	810	3,430	3,940	9,110	3,030	130,820	43
East Midlands	740	800	1,760	3,060	6,360	2,460	96,420	39
West Midlands	1,050	690	2,170	2,020	5,930	2,480	84,340	34
East of England	1,320	2,360	950	2,250	6,890	4,180	117,720	28
London	270	1,870	980	820	3,930	2,130	170,120	80
South East	1,630	2,860	2,510	1,990	8,990	4,580	151,390	33
South West	870	1,080	1,030	2,990	5,960	2,600	90,000	35
England	8,410	12,410	19,730	21,580	62,130	26,510	1,051,030	40
						per cent		
North East	10	17	50	24	100	35		
North West	11	12	45	33	100	33		
Yorkshire & the Humber	10	9	38	43	100	33		
East Midlands	12	13	28	48	100	39		
West Midlands	18	12	37	34	100	42		
East of England	19	34	14	33	100	61		
London	7	48	25	21	100	54		
South East	18	32	28	22	100	51		
South West	15	18	17	50	100	44		
England	14	20	32	35	100	43		

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, and also include land which does not currently have any planned use.

- The largest proportion of previously-developed land, 35 per cent, did not have a planned use recorded by the local authorities;
- Some 22 per cent was planned for employment, 20 per cent for mixed use and 14 per cent for housing. Mixed use generally includes some housing.

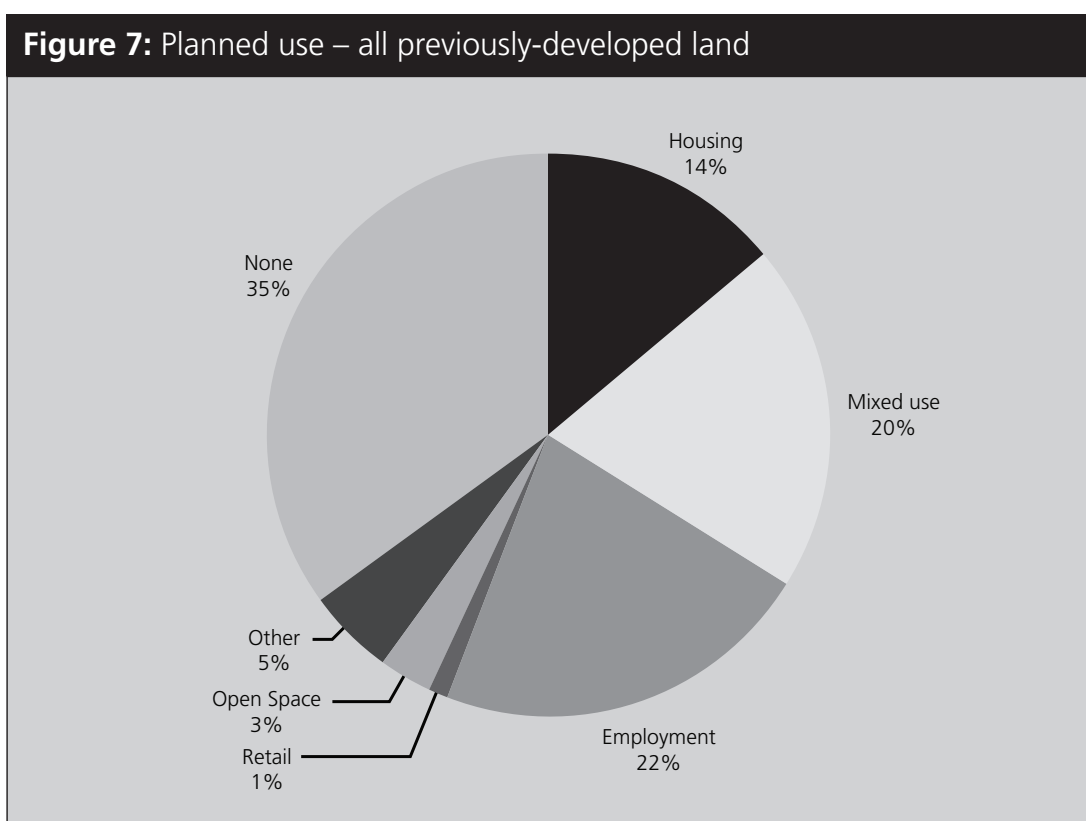


Table 5: Previously-developed land¹ by planned use and by Government Office Region: England 2007

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 ³	None	
								hectares
North East	390	1,620	40	670	240	120	960	4,030
North West	1,220	3,010	130	1,260	1,180	560	3,550	10,910
Yorkshire & the Humber	930	2,270	60	810	80	1,020	3,940	9,110
East Midlands	740	1,400	30	800	120	210	3,060	6,360
West Midlands	1,050	1,680	90	690	120	270	2,020	5,930
East of England	1,320	770	60	2,360	30	100	2,250	6,890
London	270	580	30	1,870	30	330	820	3,930
South East	1,630	1,750	30	2,860	110	630	1,990	8,990
South West	870	800	50	1,080	30	150	2,990	5,960
England	8,410	13,880	530	12,410	1,930	3,380	21,580	62,130
								per cent
North East	10	40	1	17	6	3	24	100
North West	11	28	1	12	11	5	33	100
Yorkshire & the Humber	10	25	1	9	1	11	43	100
East Midlands	12	22	1	13	2	3	48	100
West Midlands	18	28	2	12	2	5	34	100
East of England	19	11	1	34	0	1	33	100
London	7	15	1	48	1	8	21	100
South East	18	19	0	32	1	7	22	100
South West	15	13	1	18	0	3	50	100
England	14	22	1	20	3	5	35	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).

³ In this table the inclusion of 'Retail', 'Employment', 'Open Space', has reduced the amount of 'Other' compared with adjacent tables.

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

- Only around 6 per cent was positively planned for a non-housing use;
- Some 31 per cent was planned for housing and a further 36 per cent for mixed use, the remaining 28 per cent not having a planned use.

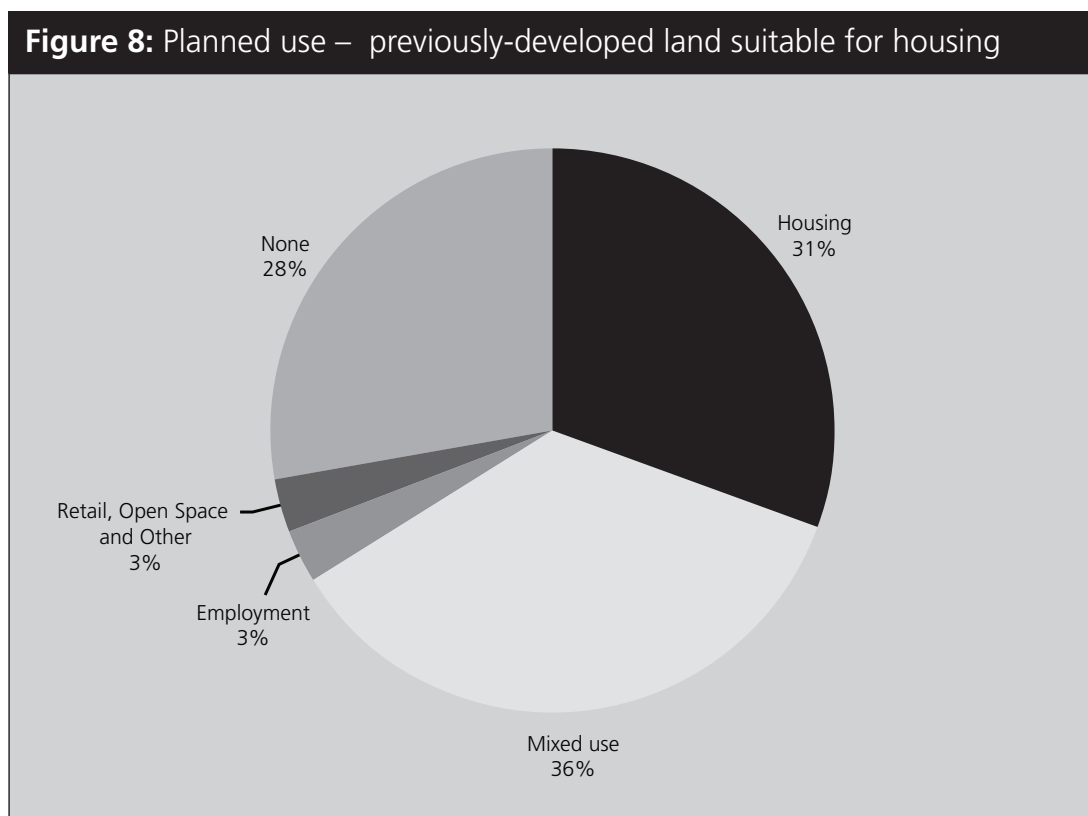


Figure 9 and **Table 6.2** show planned use in terms of the local authorities' assessment of the number of dwellings that could be provided.

- Some 66 per cent of potential capacity is on land planned for housing or mixed use, 28 per cent is on land with no current planned use, and 6 per cent is on land planned for a non-housing use.

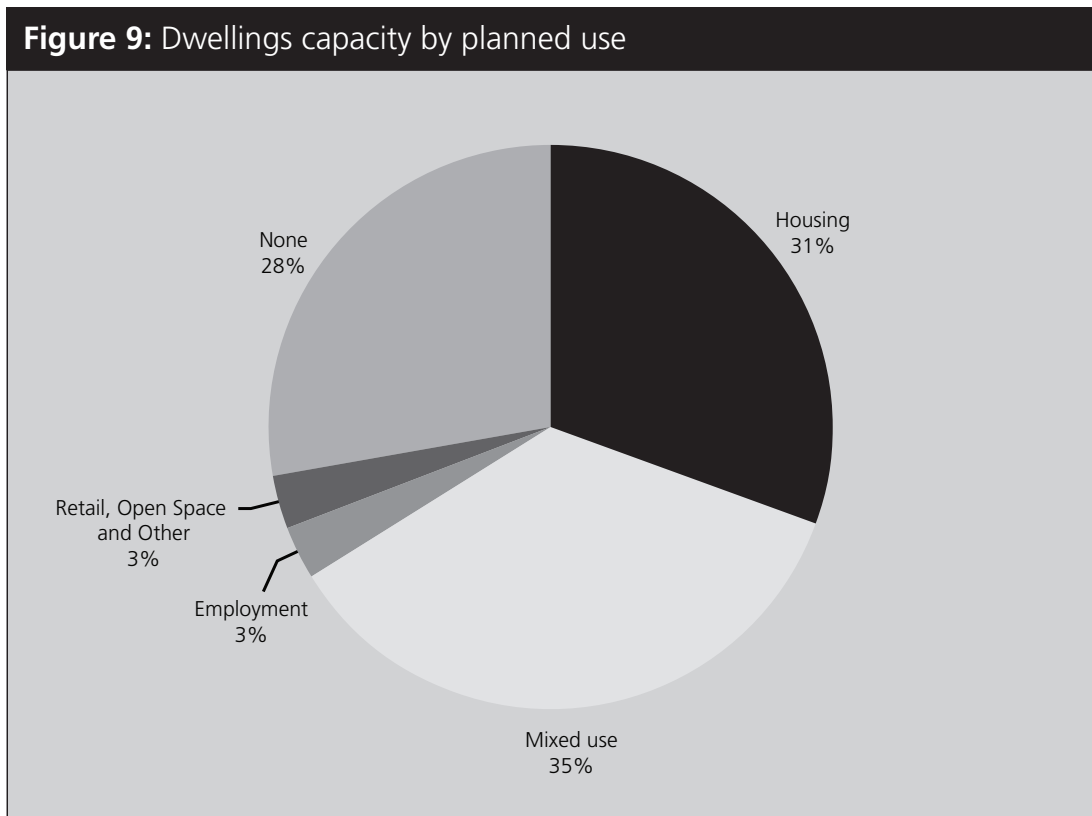


Table 6.1: Previously-developed land¹ that is suitable for housing² by planning allocation or permission³ and by land type: England 2007

Land/building type	Housing	Mixed use	Other	None	All
					hectares
Vacant and derelict land and buildings					
Previously-developed vacant land	1,690	1,390	260	890	4,230
Derelict land/buildings	840	2,870	510	1,010	5,220
Vacant buildings	1,000	500	140	620	2,270
All vacant and derelict land and buildings	3,540	4,760	910	2,520	11,720
Currently in Use					
Allocated in a local plan or with planning permission for any use	4,560	4,650	720	-	9,940
Known redevelopment potential but no planning allocation or permission	0	60	0	4,790	4,840
All currently in use	4,560	4,710	720	4,790	14,780
All land types	8,100	9,470	1,630	7,300	26,510
					per cent
Vacant and derelict land and buildings					
Previously-developed vacant land	40	33	6	21	100
Derelict land/buildings	16	55	10	19	100
Vacant buildings	44	22	6	27	100
All vacant and derelict land and buildings	30	41	8	21	100
Currently in Use					
Allocated in a local plan or with planning permission for any use	46	47	7	-	100
Known redevelopment potential but no planning allocation or permission	-	1	-	99	100
All currently in use	31	32	5	32	100
All land types	31	36	6	28	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 and by land type: England 2007

Land/building type	Housing	Mixed use	Other	None	All
					numbers
Vacant and derelict land and buildings					
Previously-developed vacant land	73,180	51,800	11,460	38,810	175,250
Derelict land/buildings	34,460	65,380	17,810	27,990	145,640
Vacant buildings	45,480	28,950	5,260	29,430	109,130
All vacant and derelict land and buildings	153,120	146,140	34,530	96,230	430,020
Currently in Use					
Allocated in a local plan or with planning permission for any use	175,480	223,770	25,300	-	424,550
Known redevelopment potential but no planning allocation or permission	-	1,880	-	194,590	196,460
All currently in use	175,480	225,650	25,300	194,590	621,020
All land types	328,600	371,780	59,830	290,820	1,051,030
					per cent
Vacant and derelict land and buildings					
Previously-developed vacant land	42	30	7	22	100
Derelict land/buildings	24	45	12	19	100
Vacant buildings	42	27	5	27	100
All vacant and derelict land and buildings	36	34	8	22	100
Currently in Use					
Allocated in a local plan or with planning permission for any use	41	53	6	-	100
Known redevelopment potential but no planning allocation or permission	-	1	-	99	100
All currently in use	28	36	4	31	100
All land types	31	35	6	28	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 and by Government Office Region: England 2007

Government Office Region	Housing	Mixed use	Other	None	All
					hectares
North East	380	500	80	460	1,420
North West	1,190	950	370	1,130	3,640
Yorkshire & the Humber	900	530	470	1,120	3,030
East Midlands	720	520	90	1,140	2,460
West Midlands	1,040	480	100	860	2,480
East of England	1,310	1,880	100	890	4,180
London	240	1,540	70	280	2,130
South East	1,530	2,150	210	690	4,580
South West	800	910	160	730	2,600
England	8,100	9,470	1,630	7,300	26,510
					per cent
North East	26	35	6	33	100
North West	33	26	10	31	100
Yorkshire & the Humber	30	18	15	37	100
East Midlands	29	21	4	46	100
West Midlands	42	20	4	35	100
East of England	31	45	2	21	100
London	11	72	3	13	100
South East	33	47	5	15	100
South West	31	35	6	28	100
England	31	36	6	28	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 and by Government Office Region: England 2007

Government Office Region	Housing	Mixed use	Other	None	All
					numbers
North East	14,650	10,930	2,860	17,450	45,880
North West	55,790	47,720	15,030	45,780	164,330
Yorkshire & the Humber	39,190	20,690	20,850	50,090	130,820
East Midlands	24,730	21,250	2,080	48,360	96,420
West Midlands	40,780	16,400	2,400	24,770	84,340
East of England	45,070	38,990	3,770	29,900	117,720
London	23,060	121,880	3,460	21,720	170,120
South East	56,430	61,300	5,050	28,610	151,390
South West	28,900	32,630	4,320	24,150	90,000
England	328,600	371,780	59,830	290,820	1,051,030
					per cent
North East	32	24	6	38	100
North West	34	29	9	28	100
Yorkshire & the Humber	30	16	16	38	100
East Midlands	26	22	2	50	100
West Midlands	48	19	3	29	100
East of England	38	33	3	25	100
London	14	72	2	13	100
South East	37	40	3	19	100
South West	32	36	5	27	100
England	31	35	6	28	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 57 per cent of previously-developed land, public sector bodies, including central government but excluding local authorities, own 16 per cent and local authorities own 10 per cent;
- Ownership is unknown for the remaining 18 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.

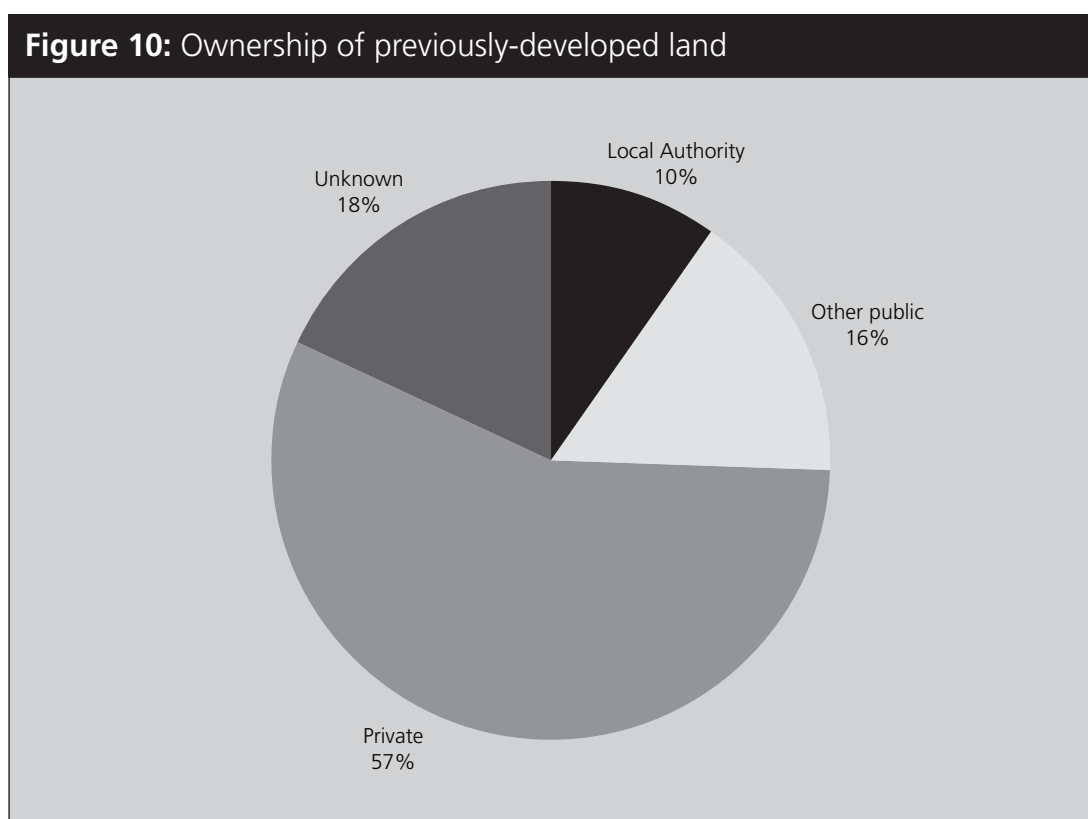


Table 9: Ownership of previously-developed land¹, land suitable for housing and dwellings capacity: England 2007

	Ownership				All per cent
	Local Authority	Other public	Private	Unknown	
All previously-developed land	10	16	57	18	100
Suitable for housing	11	15	57	17	100
Number of dwellings ²	12	12	56	19	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, 21 per cent. The proportion is also high in the North West, at 16 per cent;
- Ownership by other public sector bodies is relatively high in the South West and South East, both at 21 per cent.

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

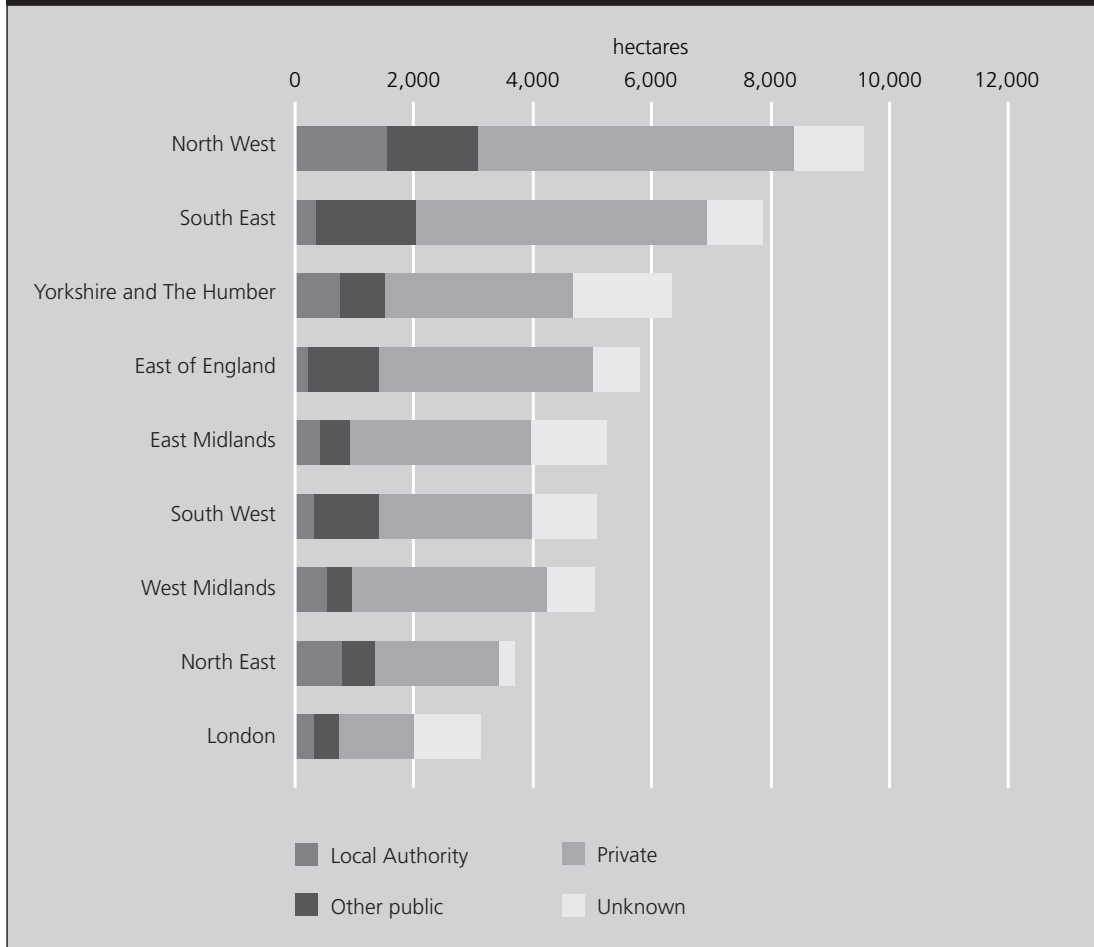


Table 10.1: Ownership of previously-developed land¹ by land type: England 2007

Land/building type	Ownership				All per cent
	Local Authority	Other public	Private	Unknown	
Vacant and derelict land and buildings					
Previously-developed vacant land	15	17	49	19	100
Derelict land/buildings	11	12	61	16	100
Vacant buildings	6	10	66	18	100
All vacant and derelict land and buildings	12	14	57	17	100
Currently in Use					
Allocated in a local plan or with planning permission for any use	7	15	61	16	100
Known redevelopment potential but no planning allocation or permission	8	24	47	21	100
All currently in use	8	18	56	18	100
All land types	10	16	57	18	100

¹ The figures are based on ungrossed data.

Table 10.2: Ownership of previously-developed land¹ by region: England 2007

Government Office Region	Ownership				All per cent
	Local Authority	Other public	Private	Unknown	
North East	21	15	57	7	100
North West	16	16	55	12	100
Yorkshire & the Humber	12	12	50	26	100
East Midlands	8	10	58	25	100
West Midlands	11	8	65	16	100
East of England	4	20	62	14	100
London	10	14	40	37	100
South East	5	21	62	12	100
South West	6	21	51	21	100
England	10	16	57	18	100

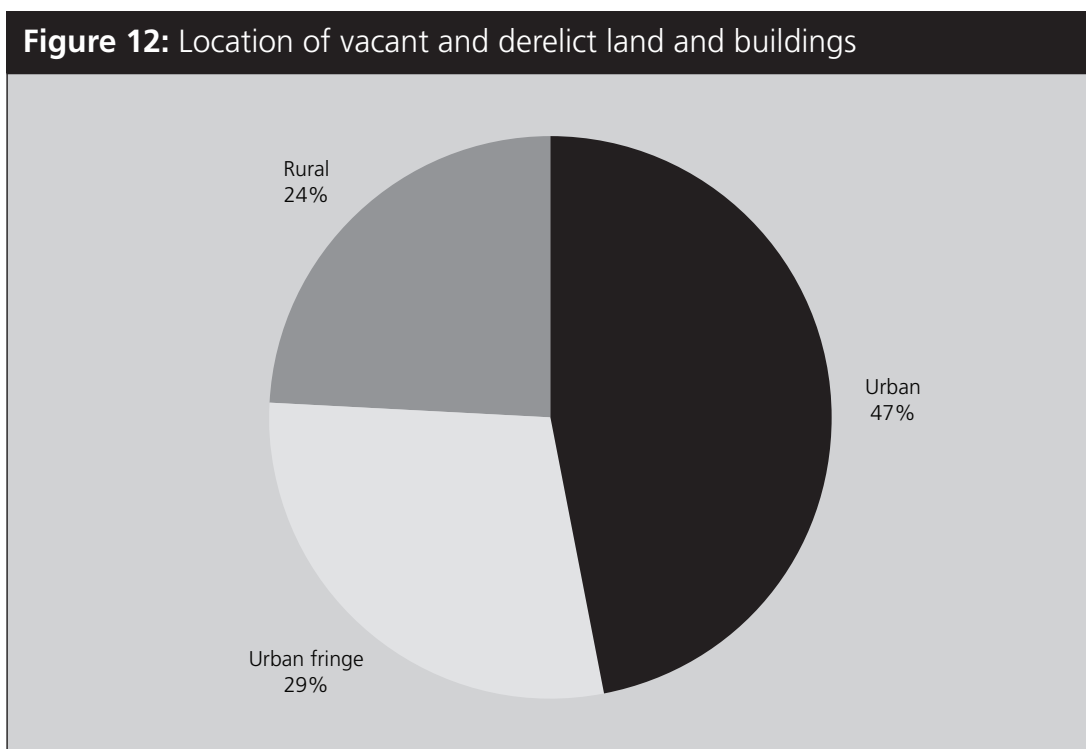
¹ The figures are based on ungrossed data.

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 (**urban**), or outside but within 500 metres of such a built-up area (**urban fringe**), or elsewhere (**rural**). 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 47 per cent of vacant and derelict land and buildings is in an urban area, 29 per cent is in the urban fringe and 24 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.



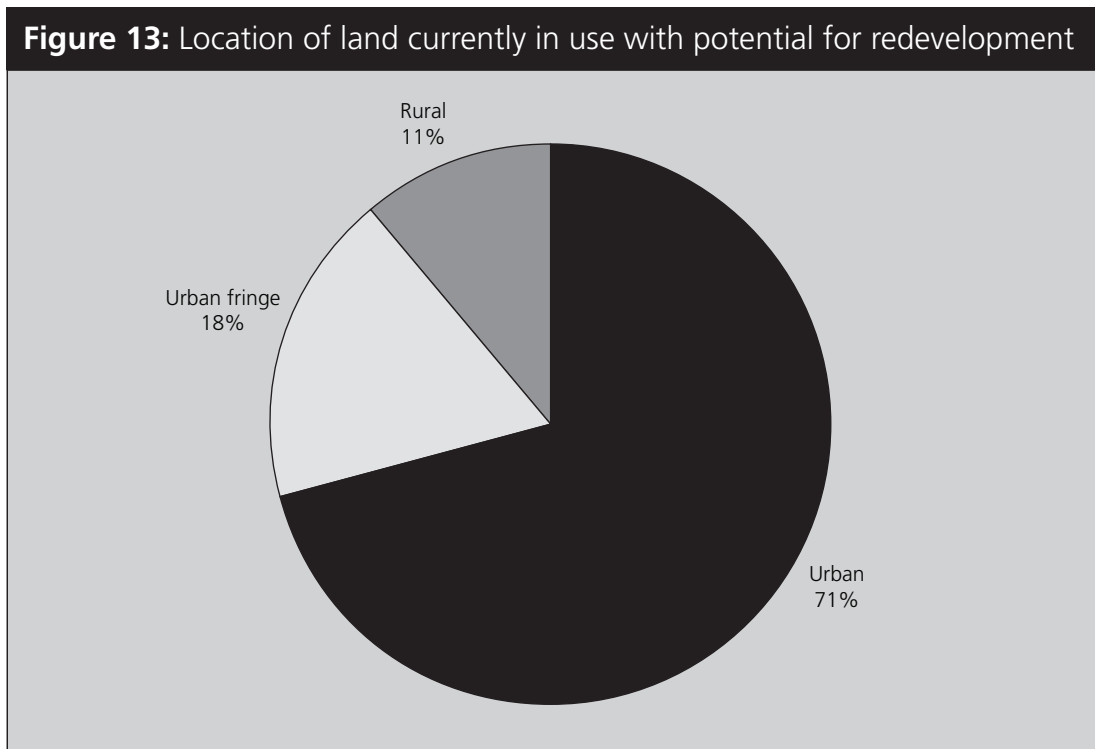


Table 11.1 also shows average site sizes.

- The largest average site size is for derelict land and buildings in rural areas, at 14.6 hectares;
- Sites of all types in rural area tend to be larger, with an average size of 5.5 hectares compared with the average for all areas of 1.9 hectares.

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

Table 11.1: Location of previously-developed land in a built-up area¹ or elsewhere by land type: percentages and site sizes²: England 2007

Land/building type	Percentage of area				Average size of sites (ha)			
	Built-up area	Within 500m of built-up area	Other area	All sites	Built-up area	Within 500m of built-up area	Other area	All sites
Vacant and derelict land and buildings								
Vacant land	51	34	15	100	1.2	4.5	8.5	1.9
Derelict land and buildings	37	28	35	100	2.5	5.0	14.6	4.4
Vacant buildings	78	12	10	100	0.7	2.9	1.5	0.8
All vacant and derelict land and buildings	47	29	24	100	1.3	4.6	9.4	2.2
Currently in use								
Allocated in a local plan or with planning permission for any use	71	19	9	100	1.3	4.2	1.9	1.6
Known redevelopment potential but no planning allocation or permission	71	15	15	100	1.4	3.3	5.4	1.7
All currently in use	71	18	11	100	1.3	3.9	2.6	1.6
All land types	58	24	18	100	1.3	4.3	5.5	1.9

¹ See annex B for definitions.

² The figures are based on ungrossed data.

Table 11.2: Location of previously-developed land in a built-up area¹ or elsewhere by Region: percentages and site sizes²: England 2007

Government Office Region	Percentage of area				Average size of sites (ha)			
	Built-up area	Within 500m of built-up area	Other area	All sites	Built-up area	Within 500m of built-up area	Other area	All sites
North East	61	22	17	100	1.6	4.1	6.9	2.2
North West	53	26	21	100	1.1	4.3	11.5	1.8
Yorkshire & the Humber	49	30	21	100	1.3	4.5	9.4	2.2
East Midlands	51	30	19	100	1.2	3.6	3.8	1.8
West Midlands	61	29	10	100	1.1	5.0	3.3	1.6
East of England	64	16	20	100	1.8	3.7	6.4	2.3
London	94	6	1	100	2.1	15.0	22.0	2.2
South East	50	28	22	100	1.3	6.7	6.6	2.2
South West	62	14	24	100	1.1	2.4	2.6	1.4
England	58	24	18	100	1.3	4.3	5.5	1.9

¹ See annex B for definitions.

² The figures are based on ungrossed data.

Trends in previously-developed land

Trends in previously-developed land, since 2002, are shown in **Table 8.1**. 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 2002:

- The total of previously-developed land overall has declined by around 6 per cent;
- Vacant and derelict land is down by 17.5 per cent compared with 2002, while land currently in use with potential for redevelopment has increased by 12 per cent.

Table 8.1: Trends in previously-developed land by land type: England 2002 - 2007

Land/building type	2002	2003	2004	2005	2006	Change from 2006 to 2007	
						hectares	per cent
Vacant and derelict land and buildings							
Previously-developed vacant land	15,680	14,610	14,100	13,920	13,330	12,710	-5
Derelict land and buildings	19,960	20,550	19,870	18,720	17,850	16,810	-6
Vacant buildings	5,070	4,550	4,200	3,920	3,670	4,080	11
All vacant and derelict land and buildings	40,710	39,710	38,170	36,560	34,850	33,600	-4
Currently in Use							
Allocated in a local plan or with planning permission for any use	16,570	17,580	18,120	18,920	18,430	17,770	-4
Known redevelopment potential but no planning allocation or permission	8,830	8,470	7,840	8,010	9,450	10,750	14
All currently in use	25,400	26,050	25,960	26,930	27,880	28,520	2
All land types	66,110	65,760	64,130	63,490	62,730	62,130	-1

Table 8.2 shows trends by region. There are some large differences.

Total Previously-Developed Land

- In two regions the total amount of previously-developed land has increased since 2002. In Yorkshire and the Humber the figure has increased by 14 per cent, while in London the figure has increased by 12 per cent. The largest decreases between 2002 and 2007 were in the South East (down 18 per cent) and the North East (down 16 per cent);

Vacant and Derelict Land and Buildings

- There were much larger changes in amounts of vacant or derelict land. In no region has there been an increase since 2002. The largest decreases since 2002 were in the South East (down by 32 per cent) and the North East (down by 30 per cent).

Land currently in use with potential for development

- Amounts of land currently in use with potential for development have increased in most of the regions. The largest increases since 2002 were 78 per cent in Yorkshire and The Humber, 43 per cent in the East Midlands and 40 per cent in the North East. In contrast amounts fell in two regions, by 10

per cent since 2002 in the East of England and by 8 per cent in the South East.

Changes between 2006 and 2007

- The region with the most significant increase in total previously-developed land between 2006 and 2007 was London, with an increase of 8 per cent. The largest decrease was in the South East (down by 9 per cent).
- Vacant and derelict land decreased overall by 4 per cent, with the largest decrease being in the South East, where it declined by 15 per cent. The most significant increase between 2006 and 2007 was in London where the amount of vacant and derelict land increased by 7 per cent;
- Land currently in use with potential for redevelopment increased by 2 per cent across England as a whole between 2006 and 2007, with the largest increase in the Yorkshire and the Humber where it increased by 39 per cent. It decreased most of all in the South West and South East where it was down by 8 and 6 per cent respectively.

Table 8.2: Trends in previously-developed land by Government Office Region: England 2002 - 2007

Government Office Region	2002	2003	2004	2005	2006	2007	Change from 2006 to 2007 per cent
Vacant and derelict land and buildings							
North East	3,800	3,310	3,240	2,920	2,760	2,660	-4
North West	9,310	9,030	8,970	8,660	8,150	8,030	-1
Yorkshire & the Humber	6,190	6,150	6,130	5,830	6,250	5,890	-6
East Midlands	4,360	3,430	3,610	3,460	3,490	3,480	0
West Midlands	4,380	3,690	3,840	4,230	3,610	3,490	-3
East of England	3,580	4,260	3,960	3,710	3,570	3,340	-6
London	1,140	1,110	960	800	860	920	7
South East	4,290	4,520	3,970	3,630	3,420	2,900	-15
South West	3,650	4,200	3,490	3,320	2,740	2,890	6
England	40,710	39,710	38,170	36,560	34,850	33,600	-4
Currently in Use							
North East	980	1,050	1,310	1,310	1,210	1,370	13
North West	2,460	2,360	2,870	3,200	2,920	2,880	-1
Yorkshire & the Humber	1,810	1,920	2,090	2,340	2,320	3,220	39
East Midlands	2,020	2,440	2,060	2,080	2,750	2,890	5
West Midlands	2,180	2,730	2,410	2,760	2,450	2,440	0
East of England	3,960	3,670	3,400	3,120	3,620	3,550	-2
London	2,380	2,320	2,340	2,280	2,780	3,010	8
South East	6,620	6,330	6,410	6,500	6,510	6,090	-6
South West	2,990	3,220	3,070	3,340	3,320	3,070	-8
England	25,400	26,050	25,960	26,930	27,880	28,520	2
All land types							
North East	4,780	4,360	4,540	4,230	3,970	4,030	1
North West	11,770	11,390	11,830	11,860	11,060	10,910	-1
Yorkshire & the Humber	8,000	8,070	8,230	8,170	8,580	9,110	6
East Midlands	6,390	5,870	5,660	5,540	6,240	6,360	2
West Midlands	6,560	6,420	6,250	6,980	6,050	5,930	-2
East of England	7,540	7,930	7,360	6,830	7,190	6,890	-4
London	3,520	3,430	3,290	3,080	3,640	3,930	8
South East	10,910	10,860	10,370	10,130	9,930	8,990	-9
South West	6,650	7,420	6,570	6,660	6,070	5,960	-2
England	66,110	65,760	64,130	63,490	62,730	62,130	-1

Development of previously-developed land and newly available previously-developed land, 2006 to 2007

Table 12.1 shows proportions of previously-developed land that were developed between 2006 and 2007 and proportions that were newly available.

- 6 per cent of the previously-developed land reported at the end of March 2006 had been developed by the end of March 2007. 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 10 per cent for vacant buildings, and for previously-developed land currently in use with planning permission;
- Newly available previously-developed land accounted for 7 per cent of the stock as it was in 2006. Only 2 per cent of derelict land and buildings was new, while 14 per cent of vacant buildings and 12 per cent of previously-developed land currently in use with known redevelopment potential but no planning allocation or permission were 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 12.1: Flows of previously-developed land above site size threshold 2006 to 2007^{1,2}; proportions and site size by development status and land type: England 2007

Land/building type	Percentage of area					Average size of sites (ha)				
	Development status of 2006 sites in 2007					Development status of 2006 sites in 2007				
	Developed by 2007	Un-developed	Excluded in 2007 ³ return	All 2006 sites	New 2007 sites	Developed by 2007	Un-developed	Excluded in 2007 ³ return	All 2006 sites	New 2007 sites
Vacant and derelict land and buildings										
Vacant land	5	90	50	100	6	1.2	2.0	2.4	2.0	1.4
Derelict land and buildings	3	94	4	100	2	2.0	4.3	3.1	4.1	1.8
Vacant buildings	10	86	4	100	14	0.6	0.9	0.9	0.9	0.7
All vacant and derelict land and buildings	5	91	4	100	5	1.0	2.4	2.3	2.3	1.1
Currently in use										
Allocated in a local plan or with planning permission for any use	10	85	6	100	9	0.9	1.9	1.8	1.7	0.6
Known redevelopment potential but no planning allocation or permission	2	94	4	100	12	0.9	1.9	1.2	1.8	1.1
All currently in use	7	88	5	100	10	0.9	1.9	1.6	1.7	0.8
All types	6	90	5	100	7	1.0	2.1	1.8	2.0	0.8

¹ The data included are for authorities that made a return in 2006 and 2007

² The figures are based on ungrossed data.

³ In some cases site records were returned in 2006 but excluded from the 2007 return.

Table 12.2 gives a regional breakdown of the flows.

Table 12.2: Flows of previously-developed land 2006 to 2007^{1,2}: proportions and site size by development status and Region: England 2007

Government Office Region	Percentage of area					Average size of sites (ha)				
	Development status of 2006 sites in 2007					Development status of 2006 sites in 2007				
	Developed by 2007	Un-developed	Excluded in 2007 ³ return	All 2006 sites	New 2007 sites	Developed by 2007	Un-developed	Excluded in 2007 ³ return	All 2006 sites	New 2007 sites
North East	4	92	3	100	7	1.0	3.5	1.6	3.0	1.5
North West	5	92	3	100	5	0.9	1.8	1.3	1.7	0.9
Yorkshire & the Humber	6	87	7	100	8	1.1	2.2	3.9	2.2	1.0
East Midlands	6	89	4	100	8	0.9	2.2	1.6	2.0	0.8
West Midlands	8	86	6	100	7	1.2	1.6	2.7	1.6	1.0
East of England	5	91	4	100	10	1.0	2.1	1.6	2.0	1.2
London	6	92	2	100	12	1.2	2.6	0.8	2.4	1.3
South East	4	90	6	100	5	0.7	2.6	1.9	2.3	0.7
South West	8	89	3	100	7	1.1	2.0	1.6	1.8	0.5
England	6	90	5	100	7	1.0	2.1	1.8	2.0	0.8

¹ The data included are for authorities that made a return in 2006 and 2007

² The figures are based on ungrossed data.

³ In some cases site records were returned in 2006 but excluded from the 2007 return.

- The highest proportion of previously-developed land available for redevelopment in 2006 that was developed by 2007 was in the West Midlands and South West, where 8 per cent had been developed;

London had a relatively high proportion of new previously-developed land, at 12 per cent, followed by the East of England at 10 per cent

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

- Some 18 per cent of the land that was developed between 2006 and 2007 had previously been industrial or commercial and 52 per cent was previously vacant or derelict;
- 49 per cent of new use was residential and a further 34 per cent was for industrial or commercial uses.

The tables in this section are based on the 316 local authorities and national park authorities who made a return in both 2006 and 2007.

Table 13: Previously-developed land in 2006 that was redeveloped by 2007^{1,2}: previous land use by new land use: England 2006 and 2007

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	12	0	0	-	-	12
Industrial and commercial	8	10	0	0	-	18
Community services, recreation and leisure	4	0	5	0	-	10
Transport, minerals and defence	5	1	0	2	-	8
Vacant and derelict ³	20	23	4	5	0	52
All previous land uses	49	34	10	7	0	100

¹ The data included are for authorities that made a return in both 2006 and 2007.

² The figures are based on ungrossed data.

³ In effect, unknown.

Tables 14.1 – 14.3.2 give a regional breakdown of the previously-developed land by planned use, land-type, suitability for housing and the number of dwellings

Table 14.1: Previously-developed vacant and derelict land by planned use, suitability for housing and dwellings by Government Office Region: England 2007

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	200	330	1,550	370	2,450	530	16,920	32
North West	590	700	3,680	2,380	7,350	1,810	76,920	42
Yorkshire & the Humber	330	530	2,440	1,620	4,920	1,220	51,830	43
East Midlands	260	420	1,060	1,330	3,070	710	19,990	28
West Midlands	30	340	1,260	1,060	3,020	1,020	31,060	30
East of England	250	1,930	420	380	2,980	1,830	32,620	18
London	20	180	280	200	680	260	24,430	94
South East	390	930	650	460	2,420	1,270	41,020	32
South West	240	520	410	1,450	2,620	800	26,100	33
England	2,640	5,890	11,750	9,250	29,520	9,460	320,890	34

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 2007

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	130	130	890	140	1,290	300	10,440	35
North West	380	320	1,260	570	2,530	920	40,880	44
Yorkshire & the Humber	190	250	1,180	750	2,370	680	27,300	40
East Midlands	170	140	550	320	1,190	370	12,600	34
West Midlands	280	110	610	230	1,230	400	17,260	43
East of England	150	620	260	330	1,360	390	13,220	34
London	10	100	200	110	430	130	16,120	122
South East	340	400	430	180	1,350	730	25,660	35
South West	140	170	200	460	960	320	11,780	37
England	1,780	2,260	5,580	3,090	12,710	4,230	175,250	41

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 2007

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	60	210	660	230	1,170	230	6,480	28
North West	210	380	2,420	1,820	4,830	890	36,040	40
Yorkshire & the Humber	150	270	1,260	860	2,540	540	24,530	45
East Midlands	90	280	510	1,000	1,880	340	7,390	22
West Midlands	90	230	650	830	1,790	620	13,800	22
East of England	100	1,310	170	50	1,620	1,440	19,410	13
London	-	70	80	90	250	130	8,310	65
South East	50	520	210	290	1,070	540	15,370	28
South West	100	360	210	990	1,660	480	14,320	30
England	860	3,630	6,170	6,150	16,810	5,220	145,640	28

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 2007

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 hectares	Number of dwellings ³	Number of dwellings per hectare
North East	20	70	60	50	210	140	4,300	31
North West	230	120	150	190	680	460	25,600	55
Yorkshire & the Humber	150	40	150	630	970	430	21,860	51
East Midlands	80	50	70	210	410	220	9,660	44
West Midlands	100	60	190	110	470	200	8,440	43
East of England	180	20	50	120	360	260	10,070	39
London	40	100	80	40	250	120	10,080	85
South East	140	130	40	170	480	300	12,140	40
South West	80	30	40	110	270	140	6,970	51
England	1,020	610	810	1,640	4,080	2,270	109,130	48

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 2007

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	170	270	400	530	1,370	750	24,660	33
North West	410	440	1,050	980	2,880	1,360	61,810	46
Yorkshire & the Humber	440	240	840	1,700	3,220	1,380	57,130	41
East Midlands	400	330	630	1,520	2,890	1,530	66,770	44
West Midlands	580	290	720	850	2,440	1,260	44,830	36
East of England	900	410	490	1,760	3,550	2,090	75,030	36
London	220	1,590	620	580	3,010	1,750	135,620	77
South East	1,100	1,810	1,830	1,350	6,090	3,000	98,230	33
South West	540	520	580	1,420	3,070	1,660	56,930	34
England	4,750	5,910	7,160	10,700	28,520	14,780	621,020	42

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 2007

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 hectares	Number of dwellings ³	Number of dwellings per hectare
North East	170	270	400	-	840	450	13,030	29
North West	410	440	1,050	-	1,900	840	40,610	49
Yorkshire & the Humber	440	240	840	-	1,520	770	29,370	38
East Midlands	400	280	630	-	1,310	620	26,570	43
West Midlands	580	290	720	-	1,590	850	30,700	36
East of England	900	410	490	-	1,800	1,350	50,860	38
London	220	1,590	620	-	2,430	1,580	120,510	76
South East	1,100	1,810	1,830	-	4,740	2,430	76,370	31
South West	540	520	580	-	1,650	1,040	36,530	35
England	4,750	5,860	7,160	-	17,770	9,940	424,550	43

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 2007

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	-	-	-	530	530	300	11,630	39
North West	-	-	-	980	980	520	21,210	41
Yorkshire & the Humber	-	-	-	1,700	1,700	610	27,760	46
East Midlands	-	60	-	1,520	1,580	910	40,200	44
West Midlands	-	-	-	850	850	410	14,130	35
East of England	-	-	-	1,760	1,760	740	24,170	33
London	-	-	-	580	580	170	15,110	90
South East	-	-	-	1,350	1,350	570	21,860	38
South West	-	-	-	1,420	1,420	620	30,400	33
England	-	60	-	10,700	10,750	4,840	196,460	41

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 2007

Planning Authority and National Parks	hectares											
	Vacant and derelict land and buildings						Currently in use				All types	
	Previously-developed vacant land		Vacant buildings		Derelict land and 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 ⁴	1	1	1	3	6	7	3	3	6	10	17	24
Berwick-upon-Tweed ²	1	2	1	1	5	5	2	2	5	5	14	14
Blyth Valley	4	13	1	1	0	35	21	27	0	0	26	76
Castle Morpeth	0	0	62	62	0	23	3	9	8	11	73	104
Chester-le-Street	0	1	0	0	0	0	1	1	3	3	4	5
Darlington ²	14	93	1	10	2	7	8	17	19	20	44	148
Derwentside	12	99	1	1	0	30	13	16	4	4	29	149
Durham	0	6	0	0	0	13	22	27	2	10	24	57
Easington	32	66	11	26	20	61	9	9	0	0	71	162
Gateshead ²	30	87	2	13	19	103	12	13	0	0	63	217
Hartlepool	30	96	4	6	22	22	6	10	6	6	68	140
Middlesbrough	6	36	1	1	0	4	93	100	52	60	152	202
Newcastle-upon-Tyne	57	152	29	31	0	0	36	54	123	135	245	372
North Tyneside	1	3	0	0	13	51	0	0	2	2	17	56
Redcar and Cleveland	8	250	2	3	4	58	8	199	0	0	21	510
Sedgefield	1	1	0	0	4	4	0	5	0	3	5	12
South Tyneside	18	43	3	3	8	27	22	25	11	53	62	152
Stockton-on-Tees	7	146	0	0	37	332	2	2	5	8	51	488
Sunderland ²	25	46	1	1	55	92	86	183	0	0	166	322
Teesdale	0	1	2	2	0	0	4	5	2	6	9	14
Tynedale	4	4	3	3	1	2	61	62	2	2	72	74
Wansbeck	15	30	0	4	0	139	0	0	0	0	15	173
Wear Valley	13	27	11	17	3	32	5	5	11	137	43	219
North West												
Allerdale	13	68	1	12	15	442	3	3	6	6	37	531
Barrow-in-Furness	1	10	0	0	14	47	5	8	1	1	21	66
Blackburn with Darwen ²	14	22	18	19	30	54	9	14	53	54	122	163
Blackpool	1	6	0	0	0	0	15	52	9	10	25	69
Bolton	6	9	0	3	11	123	23	59	13	24	53	217

Table S1: Previously-developed land that is unused or may be available for redevelopment¹ by land type and Planning Authority: England 2007

Planning Authority and National Parks	hectares											
	Vacant and derelict land and buildings						Currently in use				All types	
	Previously-developed vacant land		Vacant buildings		Derelict land and buildings		With planning allocation or planning permission		Other with known potential		All types	
	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 West continued												
Burnley	6	17	15	18	15	17	6	21	3	4	45	78
Bury	8	26	3	3	18	104	17	32	12	12	58	176
Carlisle	6	58	0	24	6	72	8	216	17	18	37	389
Chester	1	30	41	41	0	29	5	5	0	0	46	104
Chorley	8	13	0	0	7	106	0	12	4	9	19	139
Congleton	4	15	5	20	0	32	38	50	7	41	54	159
Copeland	19	31	6	12	9	261	3	10	3	11	40	325
Crewe and Nantwich	3	4	1	1	0	0	6	6	0	0	10	11
Eden	0	0	2	2	0	0	1	1	18	18	22	22
Ellesmere Port and Neston	21	57	0	4	3	250	0	14	9	15	33	341
Fylde	3	9	0	4	0	0	13	14	13	13	30	40
Halton	12	61	1	6	5	65	8	38	2	14	29	184
Hyndburn	20	20	5	6	25	27	3	4	22	27	76	86
Knowsley	31	96	0	0	5	64	2	20	1	3	38	184
Lancaster	0	7	19	21	11	121	8	34	20	59	58	242
Liverpool	126	197	19	30	220	376	46	47	13	14	424	664
Macclesfield	2	8	1	11	0	4	9	16	1	3	12	42
Manchester	75	120	33	45	49	93	125	174	1	2	283	434
Oldham	22	123	5	5	3	11	18	55	5	5	53	199
Pendle	9	26	3	6	11	16	3	3	12	14	38	64
Preston	38	64	13	14	3	25	5	9	11	12	69	123
Ribble Valley ²	2	3	0	1	0	0	1	1	1	2	5	7
Rochdale	21	33	10	11	1	3	68	85	20	29	121	160
Rossendale	3	32	5	6	7	53	0	1	1	3	17	97
Salford	49	84	8	12	103	293	33	68	64	70	258	527
Sefton	8	40	0	3	0	0	62	248	0	0	69	290
South Lakeland ⁴	0	0	2	3	1	1	1	4	9	23	14	32
South Ribble	40	75	11	15	0	0	0	0	1	1	52	90
St Helens	52	92	33	35	51	186	3	3	4	5	143	321

Table S1: Previously-developed land that is unused or may be available for redevelopment¹ by land type and Planning Authority: England 2007

Planning Authority and National Parks	hectares											
	Vacant and derelict land and buildings						Currently in use				All types	
	Previously-developed vacant land		Vacant buildings		Derelict land and buildings		With planning allocation or planning permission		Other with known potential		All types	
	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 West continued												
Stockport ²	14	24	17	18	25	105	18	29	6	11	80	187
Tameside	33	66	23	29	15	79	16	38	22	57	109	269
Trafford ²	27	94	1	12	4	14	6	90	3	7	40	218
Vale Royal	3	14	1	2	46	444	53	87	13	59	116	606
Warrington	13	240	10	17	15	53	69	105	13	119	120	535
West Lancashire	3	20	8	8	10	60	7	7	5	6	32	101
Wigan	50	170	9	9	12	397	28	28	23	23	122	627
Wirral	37	102	6	26	6	131	5	26	3	43	60	327
Wyre	16	115	4	4	1	3	1	1	2	3	24	127
Yorkshire & the Humber												
Barnsley	20	31	0	0	19	171	8	14	0	1	47	217
Bradford	20	48	26	29	10	29	30	72	1	3	87	182
Calderdale	11	23	3	11	16	27	14	25	1	33	44	120
Craven	2	2	1	1	0	0	5	5	1	2	9	10
Doncaster	24	71	1	36	30	32	11	40	2	39	68	218
East Riding of Yorkshire	9	106	14	24	6	424	31	99	9	9	68	662
Hambleton	0	11	0	2	3	4	2	2	4	15	9	35
Harrogate	6	9	2	2	5	5	5	12	7	19	24	47
Kingston-upon-Hull	7	86	11	23	23	78	1	6	2	7	44	200
Kirklees	45	95	27	29	30	134	70	93	4	7	176	359
Leeds ⁵	144	241	102	251	81	340	73	150	61	116	462	1,098
North East Lincolnshire	9	9	4	4	11	44	13	13	16	16	52	85
North Lincolnshire	30	249	2	9	10	77	26	32	26	33	94	400
Richmondshire	6	55	0	19	0	2	0	2	2	8	9	86
Rotherham	119	24	7	21	0	56	121	141	12	15	258	481
Ryedale	0	95	0	0	6	6	0	0	5	9	11	110
Scarborough	6	6	0	0	11	12	22	77	7	7	46	103
Selby	0	109	1	22	0	17	7	160	0	6	8	314
Sheffield ²	93	331	12	45	28	99	11	39	19	96	163	609

Table S1: Previously-developed land that is unused or may be available for redevelopment¹ by land type and Planning Authority: England 2007

Planning Authority and National Parks	hectares											
	Vacant and derelict land and buildings						Currently in use				All types	
	Previously-developed vacant land		Vacant buildings		Derelict land and buildings		With planning allocation or planning permission		Other with known potential		All types	
	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All
Yorkshire & the Humber continued												
Wakefield	6	110	1	1	76	326	154	222	30	159	269	817
City of York	7	26	12	12	30	33	19	28	65	66	134	164
West Midlands												
Birmingham	74	191	14	75	7	67	52	248	1	5	149	586
Bridgnorth	0	0	1	2	6	15	5	5	9	13	22	35
Bromsgrove ²	20	22	3	3	2	12	6	10	10	11	42	58
Cannock Chase	2	38	13	13	1	116	25	33	2	6	43	206
Coventry	1	8	7	7	19	24	96	124	6	17	130	180
Dudley	0	0	4	5	0	5	86	173	6	6	96	189
East Staffordshire	5	25	4	4	0	6	19	61	37	42	65	139
Herefordshire	2	2	12	14	0	0	9	9	23	24	46	50
Lichfield	0	0	0	0	21	21	30	30	6	11	57	62
Malvern Hills	3	3	1	1	0	2	33	40	2	2	40	49
Newcastle-under-Lyme	9	46	6	8	8	32	3	10	1	1	26	98
North Shropshire	3	3	1	1	19	32	5	5	8	8	36	49
North Warwickshire	4	52	1	2	0	86	7	18	13	50	25	207
Nuneaton and Bedworth	3	3	2	2	76	123	64	75	58	67	205	270
Oswestry	0	1	0	2	6	10	3	3	13	22	23	37
Redditch	0	0	0	0	6	13	5	5	0	1	12	20
Rugby	0	109	0	0	0	0	34	35	0	0	35	144
Sandwell	31	71	3	3	14	98	33	71	3	10	85	254
Shrewsbury and Atcham	2	2	0	0	2	2	17	17	20	20	40	40
Solihull	2	2	4	4	0	0	14	15	1	1	20	21
South Shropshire	0	0	0	0	0	0	16	19	2	4	18	23
South Staffordshire	0	5	0	0	0	60	8	19	5	25	14	108
Stafford	4	45	9	91	5	97	17	17	0	135	34	386
Staffordshire Moorlands	1	21	3	13	7	33	0	3	0	14	10	84
Stoke-on-Trent ²	19	114	5	9	37	244	26	82	0	45	86	493

Table S1: Previously-developed land that is unused or may be available for redevelopment¹ by land type and Planning Authority: England 2007

Planning Authority and National Parks	hectares											
	Vacant and derelict land and buildings						Currently in use				All types	
	Previously-developed vacant land		Vacant buildings		Derelict land and 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
West Midlands continued												
Stratford-on-Avon	3	30	13	32	10	19	20	90	4	37	48	208
Tamworth	0	0	1	1	1	1	5	5	29	29	35	35
Telford and Wrekin	16	16	0	28	276	320	0	0	0	0	292	364
Walsall	100	186	1	1	11	67	3	9	0	0	115	263
Warwick	13	15	0	0	0	5	7	12	1	1	22	33
Wolverhampton	28	80	33	42	55	68	0	0	0	0	117	190
Worcester	0	2	0	1	0	11	18	40	0	2	19	56
Wychavon	2	2	0	0	0	2	7	9	1	3	11	16
Wyre Forest	9	10	2	3	2	33	10	38	0	0	23	85
East Midlands												
Amber Valley	1	3	11	22	5	83	5	9	1	3	23	120
Ashfield	7	7	0	5	1	8	13	22	16	16	36	57
Bassetlaw	4	9	5	32	10	55	2	135	2	11	22	243
Blaby	0	0	1	1	3	7	5	11	24	24	33	43
Bolsover	8	104	5	9	7	76	7	23	4	5	32	218
Boston	5	8	5	5	1	1	12	16	0	2	24	33
Broxtowe	18	52	0	0	19	56	0	1	0	5	37	114
Charnwood	6	18	11	12	11	34	5	5	5	8	38	77
Chesterfield	9	79	6	12	2	78	3	3	3	14	24	186
Corby	71	115	1	2	7	110	0	0	0	0	79	228
Daventry	2	2	2	4	1	1	2	4	1	7	9	18
Derby	9	95	26	28	0	0	67	99	1	2	103	224
Derbyshire Dales	2	15	1	1	1	329	3	21	5	5	12	370
East Lindsey ²	12	21	8	8	1	2	3	5	4	7	29	44
East Northamptonshire	2	15	1	5	1	15	5	9	9	13	18	57
Erewash	0	7	4	5	8	10	0	47	3	3	16	71
Gedling	1	1	0	0	17	19	6	20	0	3	24	42
Harborough	3	3	8	8	4	4	19	19	78	79	113	114
High Peak	3	6	0	2	20	39	2	11	0	3	24	61
Hinckley and Bosworth	4	4	3	3	0	60	13	13	27	28	48	109

Table S1: Previously-developed land that is unused or may be available for redevelopment¹ by land type and Planning Authority: England 2007

Planning Authority and National Parks	hectares											
	Vacant and derelict land and buildings						Currently in use				All types	
	Previously-developed vacant land		Vacant buildings		Derelict land and buildings		With planning allocation or planning permission		Other with known potential		All types	
	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 Midlands continued												
Kettering	1	2	3	5	5	5	8	8	27	27	43	47
Leicester	3	26	6	23	0	4	9	41	93	96	112	190
Lincoln	3	14	4	11	15	49	8	12	6	6	36	92
Mansfield	51	74	3	3	0	0	18	23	14	14	87	114
Melton	3	19	0	0	0	27	0	0	9	9	12	54
Newark and Sherwood	18	65	4	7	0	23	36	37	28	30	86	161
North East Derbyshire	5	26	0	1	36	121	7	11	3	3	51	162
North Kesteven	3	5	0	12	16	23	24	29	0	13	43	82
North West Leicestershire	3	3	3	3	8	9	4	6	13	26	31	47
Northampton	27	29	3	4	39	39	35	56	73	74	177	202
Nottingham	4	73	3	14	0	3	57	129	72	302	137	521
Oadby and Wigston	1	1	0	2	0	0	2	8	7	7	10	18
Rushcliffe	0	3	5	5	3	43	10	10	45	101	63	161
Rutland	0	1	0	0	0	1	12	19	0	4	12	25
South Derbyshire ²	0	66	6	10	6	210	10	49	6	7	29	342
South Holland	6	6	32	33	3	7	1	17	0	0	43	64
South Kesteven	8	31	2	4	0	9	61	61	7	11	78	116
South Northamptonshire	1	1	0	0	0	0	9	63	8	8	19	73
Wellingborough	4	21	0	7	0	0	39	41	0	1	43	69
West Lindsey	15	18	3	17	19	78	7	57	15	112	59	282
East of England												
Babergh	2	3	28	28	1	11	4	5	0	0	35	48
Basildon	2	4	36	36	0	5	15	18	45	49	97	108
Bedford	10	17	0	2	238	240	24	59	9	18	261	335
Braintree	3	3	4	4	5	5	11	11	2	2	26	26
Breckland	7	7	0	1	29	35	13	28	9	12	96	82
Brentwood	5	6	3	3	0	0	21	25	8	6	37	42
Broadland	1	6	0	1	7	9	29	36	9	9	47	61

Table S1: Previously-developed land that is unused or may be available for redevelopment¹ by land type and Planning Authority: England 2007

Planning Authority and National Parks	hectares											
	Vacant and derelict land and buildings						Currently in use				All types	
	Previously-developed vacant land		Vacant buildings		Derelict land and buildings		With planning allocation or planning permission		Other with known potential		Suitable for housing	
	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 of England continued												
Broxbourne	0	2	0	0	5	23	9	18	5	8	20	51
Cambridge	0	1	0	0	0	8	32	36	5	5	37	50
Castle Point	1	46	0	0	1	1	24	26	0	65	26	139
Chelmsford	0	0	0	0	4	4	93	93	0	0	97	97
Colchester	80	82	18	18	1	1	102	102	12	33	212	235
Dacorum	0	0	1	1	0	0	26	26	0	0	28	28
East Cambridgeshire	3	6	1	1	1	1	10	10	7	7	22	25
East Hertfordshire	0	0	0	0	0	0	60	60	0	18	51	68
Epping Forest	2	2	0	4	4	5	19	19	17	17	42	47
Fenland	3	51	0	0	4	18	8	13	0	9	16	91
Forest Heath ²	30	30	5	8	10	10	11	11	13	13	69	72
Great Yarmouth	8	21	1	2	1	1	2	2	1	2	12	28
Harlow	0	0	0	0	0	0	23	23	0	0	23	23
Hertsmere ²	1	1	1	1	0	0	38	38	5	30	44	69
Huntingdonshire	6	423	14	49	1	18	18	19	84	397	124	907
Ipswich	6	17	6	9	0	2	42	47	4	5	58	80
King's Lynn and West Norfolk	9	12	3	3	11	13	19	50	19	39	60	117
Luton ²	2	4	0	0	2	3	10	38	16	21	29	66
Maldon	0	1	0	0	3	3	3	3	11	13	16	19
Mid Bedfordshire	21	22	11	11	63	64	18	48	59	59	172	203
Mid Suffolk	4	5	8	8	13	13	1	4	11	21	36	50
North Hertfordshire	3	3	1	1	8	10	14	14	16	30	42	58
North Norfolk	5	152	1	8	1	3	4	23	4	6	15	192
Norwich	9	26	7	9	13	13	28	32	1	1	58	81
Peterborough	4	9	0	6	723	723	111	165	19	40	858	943
Rochford	1	3	0	7	3	4	1	1	0	1	6	15
South Bedfordshire	17	34	1	5	15	16	28	30	1	17	61	102
South Cambridgeshire	0	0	15	15	0	0	142	142	3	3	160	160
South Norfolk	7	7	12	13	4	7	16	16	7	8	46	51

Table S1: Previously-developed land that is unused or may be available for redevelopment¹ by land type and Planning Authority: England 2007

Planning Authority and National Parks	hectares											
	Vacant and derelict land and buildings						Currently in use				All types	
	Previously-developed vacant land		Vacant buildings		Derelict land and 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 of England continued												
Southend on Sea	0	0	5	5	0	0	1	1	2	2	9	9
St Albans	2	2	18	18	0	0	14	15	8	8	42	43
St Edmundsbury	5	17	2	5	2	3	20	78	6	12	34	115
Stevenage	0	14	3	3	0	0	7	22	14	14	24	53
Suffolk Coastal	14	14	4	5	0	0	26	42	23	23	67	85
Tendring	4	4	0	0	1	1	17	17	28	29	51	52
Three Rivers	0	1	4	5	2	2	3	3	1	3	10	14
Thurrock ³	12	12	0	0	13	81	56	80	29	34	110	208
Uttlesford	1	1	3	3	6	6	3	3	5	5	18	18
Watford	1	2	1	1	0	0	13	18	0	0	15	20
Waveney	2	84	3	6	1	2	11	18	37	184	54	293
Welwyn Hatfield ²	63	63	1	1	0	0	21	30	0	0	84	93
South West												
Bath & North East Somerset	39	45	2	2	30	51	16	18	26	26	109	142
City & County of Bristol	14	52	12	44	8	8	29	31	17	18	80	152
Bournemouth	0	0	0	1	0	0	12	24	3	8	15	32
Caradon	0	9	3	5	5	103	0	0	7	7	15	125
Carrick	0	0	1	1	0	56	21	22	21	21	42	100
Cheltenham	1	1	0	0	3	3	4	5	1	5	9	15
Christchurch	0	0	0	1	0	0	4	93	9	20	14	113
Cotswold	0	1	1	1	5	35	12	13	2	20	20	70
East Devon	0	49	0	2	0	1	0	0	0	0	0	51
East Dorset	0	1	1	1	0	0	7	37	3	3	12	42
Exeter	3	5	4	4	13	14	11	13	0	3	31	39
Forest of Dean	0	1	1	8	2	9	16	28	1	1	20	48
Gloucester	1	8	16	16	1	16	34	65	10	28	62	132
Isles of Scilly	0	0	0	0	0	0	0	0	0	0	0	0
Kennet	0	0	1	10	1	1	10	13	1	4	12	28

Table S1: Previously-developed land that is unused or may be available for redevelopment¹ by land type and Planning Authority: England 2007

Planning Authority and National Parks	hectares											
	Vacant and derelict land and buildings						Currently in use				All types	
	Previously-developed vacant land		Vacant buildings		Derelict land and buildings		With planning allocation or planning permission		Other with known potential		All types	
	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All
South West continued												
Kerrier	7	7	4	4	12	28	41	42	0	0	64	81
Mendip	7	16	13	13	14	29	38	47	3	5	75	110
Mid Devon ³	0	0	1	1	1	7	26	26	0	0	28	34
North Cornwall	1	1	2	2	0	433	23	31	2	3	29	470
North Devon	3	3	0	0	3	15	44	44	6	8	56	71
North Dorset	1	1	1	1	0	0	6	7	14	15	23	25
North Somerset	0	2	1	1	233	266	51	59	0	0	285	328
North Wiltshire	42	59	8	18	10	11	49	72	94	552	202	712
Penwith	1	1	1	1	13	13	2	2	0	0	18	18
Plymouth	80	100	3	16	11	20	54	56	0	39	147	230
Poole	4	20	0	0	14	17	63	74	59	62	140	173
Purbeck	0	5	0	0	0	0	1	58	1	16	2	79
Restormel	1	3	6	11	0	6	5	30	3	3	16	53
Salisbury	2	2	0	1	0	23	14	24	24	32	41	84
Sedgemoor	5	250	0	0	1	7	18	20	29	37	52	314
South Gloucestershire	1	42	11	11	0	21	69	143	5	94	86	312
South Hams	0	0	1	1	0	0	4	9	0	0	5	10
South Somerset	1	7	3	4	9	10	24	32	6	7	43	60
Stroud	1	3	4	4	1	2	43	77	7	7	57	93
Swindon	15	23	2	9	2	2	24	24	24	24	67	81
Taunton Deane	6	11	1	1	11	14	40	44	1	3	58	72
Teignbridge ²	0	0	0	0	4	16	5	20	0	0	9	36
Tewkesbury	30	30	0	1	2	4	5	5	7	15	44	54
Torbay	1	2	0	0	27	47	10	13	0	0	37	63
Torrige	0	0	0	1	2	82	2	4	6	6	10	93
West Devon	1	2	2	3	0	1	0	3	0	8	3	29
West Dorset	3	5	1	10	0	0	47	52	4	4	55	71
West Somerset ³	1	1	0	0	0	0	2	2	41	50	44	53
West Wiltshire	6	7	0	6	2	3	26	54	4	15	38	84

Table S1: Previously-developed land that is unused or may be available for redevelopment¹ by land type and Planning Authority: England 2007

Planning Authority and National Parks	hectares											
	Vacant and derelict land and buildings						Currently in use				All types	
	Previously-developed vacant land		Vacant buildings		Derelict land and buildings		With planning allocation or planning permission		Other with known potential		All types	
	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All
South West continued												
Weymouth and Portland	9	11	9	12	0	0	9	10	45	45	71	77
South East												
Adur	0	0	1	1	4	7	6	20	17	19	27	47
Arun	13	13	7	7	0	0	3	5	26	26	50	51
Ashford	2	7	5	8	0	32	9	24	0	0	16	70
Aylesbury Vale	21	28	21	21	6	6	15	78	9	9	72	142
Basingstoke and Deane	3	6	0	3	0	0	17	17	5	10	25	37
Bracknell Forest	1	2	1	1	0	0	43	49	14	21	59	74
Brighton & Hove	26	30	3	3	0	2	14	14	20	26	63	75
Canterbury	1	7	0	0	0	0	72	84	7	24	79	115
Cherwell	3	75	5	10	0	0	533	573	8	10	549	668
Chichester	4	5	4	14	1	10	31	36	2	15	42	81
Chiltern	0	0	0	0	0	0	6	6	0	0	6	6
Crawley	0	3	1	1	1	1	13	19	9	19	25	43
Dartford	268	294	0	8	300	300	0	0	0	0	568	602
Dover	11	3	16	18	0	78	38	68	0	0	65	199
East Hampshire	15	22	0	5	0	14	4	8	10	17	30	66
Eastbourne	0	0	0	0	0	5	11	23	1	1	12	29
Eastleigh	0	2	6	25	0	0	15	15	0	0	21	42
Elmbridge	0	0	0	0	0	0	6	6	0	0	6	6
Epsom and Ewell	31	31	3	3	0	0	3	4	0	0	37	37
Fareham	2	124	14	14	1	1	23	23	6	8	46	171
Gosport	0	0	0	0	0	0	26	28	0	0	26	28
Gravesham	0	0	1	1	2	2	118	118	9	9	130	130
Guildford	0	0	0	0	0	0	21	87	1	14	22	101
Hart	23	23	0	7	0	2	2	6	1	2	26	41
Hastings	3	3	1	1	11	11	8	8	1	1	24	24
Havant	0	0	0	1	0	0	19	28	0	0	19	29
Horsham	0	0	0	0	8	64	23	23	2	2	33	89

Table S1: Previously-developed land that is unused or may be available for redevelopment¹ by land type and Planning Authority: England 2007

Planning Authority and National Parks	hectares											
	Vacant and derelict land and buildings						Currently in use				All types	
	Previously-developed vacant land		Vacant buildings		Derelict land and buildings		With planning allocation or planning permission		Other with known potential		Suitable for housing	
	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All
South East continued												
Isle of Wight	2	2	2	2	0	0	50	62	0	0	54	66
Lewes	11	11	1	1	5	5	141	141	2	2	159	159
Maidstone	4	4	2	2	1	1	13	16	18	19	39	42
Medway	2	14	6	14	3	6	67	727	4	272	82	1,033
Mid Sussex	0	0	10	10	13	17	25	27	28	34	77	88
Milton Keynes	76	84	1	2	1	1	39	75	1	3	117	165
Mole Valley	0	0	1	1	0	0	0	2	0	0	1	3
New Forest DC	0	7	3	3	0	0	20	52	1	1	23	63
Oxford	2	12	0	1	5	5	44	186	0	0	51	203
Portsmouth	10	31	7	9	0	2	59	85	9	9	85	136
Reading ²	1	1	0	0	1	1	28	38	5	7	35	47
Reigate and Banstead	22	23	0	1	0	0	18	28	6	7	47	58
Rother	4	11	6	6	0	9	2	3	0	0	12	30
Runnymede	1	1	1	1	0	0	12	13	1	1	14	16
Rushmoor	1	1	3	3	4	4	26	81	2	2	35	90
Sevenoaks	0	2	0	0	0	0	21	46	7	7	28	55
Shepway	11	49	3	4	5	5	19	31	6	6	44	96
Slough	24	31	0	1	0	0	33	49	11	13	67	94
South Bucks	0	0	2	2	0	0	19	19	0	0	21	22
South Oxfordshire	4	4	1	1	0	0	19	19	0	0	23	23
Southampton	6	12	6	6	0	1	75	135	1	7	89	161
Spelthorne	0	0	1	2	0	0	5	5	8	8	14	15
Surrey Heath	0	0	0	0	0	0	11	12	5	5	15	17
Swale	2	10	3	6	6	36	20	38	1	2	33	92
Tandridge	0	0	2	2	4	4	0	0	0	0	5	5
Test Valley	0	0	0	0	0	0	1	3	0	0	1	3
Thanet	1	12	0	0	0	35	7	322	1	8	9	376
Tonbridge and Malling	10	68	32	32	73	106	55	118	38	38	208	362
Tunbridge Wells	0	0	0	0	0	0	45	67	1	1	46	68

Table S1: Previously-developed land that is unused or may be available for redevelopment¹ by land type and Planning Authority: England 2007

Planning Authority and National Parks	hectares											
	Vacant and derelict land and buildings						Currently in use				All types	
	Previously-developed vacant land		Vacant buildings		Derelict land and buildings		With planning allocation or planning permission		Other with known potential		All types	
	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All	Suitable for housing	All
South East continued												
Vale of White Horse	16	18	1	2	8	29	15	46	4	52	43	146
Waverley	3	4	1	1	13	104	9	17	0	210	26	335
Wealden	9	22	11	11	13	16	13	18	1	1	47	69
West Berkshire	23	48	33	43	0	1	68	220	54	78	178	390
West Oxfordshire	1	1	0	8	0	0	0	0	0	6	1	15
Winchester	1	1	0	9	0	0	9	13	0	1	10	23
Windsor and Maidenhead	0	0	5	9	5	5	10	12	22	26	42	52
Woking	0	1	5	5	0	6	12	32	3	3	20	47
Wokingham	0	0	0	0	1	1	23	31	10	12	34	44
Worthing	0	1	1	2	0	5	14	45	2	2	17	55
Wycombe	1	3	3	21	0	9	19	21	39	48	62	101
London												
Barking and Dagenham	13	98	0	23	45	49	16	28	32	136	107	333
Barnet	5	5	4	6	0	0	111	116	2	2	121	130
Bexley	1	9	0	5	10	13	5	7	0	0	16	35
Brent	0	18	1	21	1	7	13	21	20	24	35	92
Bromley	0	0	0	0	0	0	8	8	0	0	9	9
Camden	0	0	34	34	0	0	29	31	0	0	63	65
City of London ²	..	0	..	0	..	0	..	10	..	1	..	10
Croydon ²	2	16	5	16	1	14	25	49	0	0	33	95
Ealing	0	5	0	7	0	1	38	155	0	2	38	170
Enfield	1	26	1	9	0	22	5	7	2	17	9	81
Greenwich	13	14	3	4	0	6	98	125	0	6	114	155
Hackney	0	2	0	0	0	0	2	16	1	1	3	19
Hammersmith and Fulham	1	1	0	0	0	0	44	45	1	1	45	46
Haringey	0	4	1	5	0	0	188	204	0	1	189	214
Harrow	0	2	1	1	0	0	23	38	3	3	26	43

Table S1: Previously-developed land that is unused or may be available for redevelopment¹ by land type and Planning Authority: England 2007

Planning Authority and National Parks	hectares											
	Vacant and derelict land and buildings						Currently in use				All types	
	Previously-developed vacant land		Vacant buildings		Derelict land and buildings		With planning allocation or planning permission		Other with known potential		All types	
	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 continued												
Havering	4	4	0	0	0	15	21	60	7	7	32	87
Hillingdon	1	18	25	31	2	5	8	8	0	1	36	64
Hounslow	0	2	0	0	0	1	34	91	0	1	35	95
Islington	1	3	2	10	0	0	0	23	22	23	25	59
Kensington and Chelsea	10	10	4	4	0	0	2	2	1	4	17	20
Kingston upon Thames	2	7	0	0	6	6	10	47	0	0	17	60
Lambeth	0	1	0	1	0	0	2	3	0	1	4	6
Lewisham	1	5	1	1	1	1	66	76	1	1	69	83
Merton	0	1	0	1	0	5	41	55	2	3	43	66
Newham	37	84	1	1	10	24	175	262	6	77	229	448
Redbridge	0	0	1	4	0	0	27	58	29	29	57	91
Richmond upon Thames	1	1	2	2	5	5	11	14	0	1	19	22
Southwark	8	10	0	0	1	1	59	100	0	0	68	110
Sutton	0	0	1	2	0	1	1	14	2	2	4	18
Tower Hamlets	9	12	6	8	7	10	107	183	0	4	130	217
Waltham Forest	1	7	0	1	0	0	23	23	0	0	24	31
Wandsworth	2	3	2	2	14	14	64	76	4	4	86	99
City of Westminster	0	0	0	0	0	0	42	54	0	0	42	54
National Parks												
Broads Authority	0	0	0	0	0	0	0	1	0	22	0	23
Dartmoor ⁶	0	1	0	0	0	1	1	2	0	0	1	4
Exmoor	0	0	0	1	0	0	0	0	0	3	0	4
Lake District ⁶	0	1	0	2	0	2	0	0	0	0	0	5
New Forest NPA	..	..	..	..	..	..	..	..	..	..	..	..
North York Moors	0	0	0	0	0	0	0	0	0	0	0	0
Northumberland NP	0	0	0	0	0	0	0	0	0	1	0	2

Table S1: Previously-developed land that is unused or may be available for redevelopment¹ by land type and Planning Authority: England 2007

Planning Authority and National Parks	hectares											
	Vacant and derelict land and buildings						Currently in use				All types	
	Previously-developed vacant land		Vacant buildings		Derelict land and 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
National Parks continued												
Peak District	0	1	0	2	0	0	0	4	0	0	1	7
Yorkshire Dales	0	0	2	2	0	0	0	2	0	26	2	28

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

² Totals taken from 2006 NLUD Returns

³ Totals taken from 2005 NLUD Returns

⁴ Totals taken from 2004 NLUD Returns

⁵ Totals taken From 2003 NLUD Returns

⁶ Partial coverage in 2007 NLUO Returns

'-'denotes nil; 0 denotes less than 0.5 ha.

.. 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 31st March 2007. 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 363 local planning authorities, including National Parks, in England 336 (93 per cent) provided information. Previous returns have been used if a 2007 return was not available. Annex A, in conjunction with the data returns map, 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 83 per cent of the final estimate comes from the unadjusted site-level returns, 16 per cent comes from the completeness estimates and less than 0.2 per cent from imputation for local authorities that did not make a return on a particular land type. Annex A gives further details.

In 2007, as with previous years, local authorities were given the option to make returns only on sites greater than or equal to 0.25 hectares. Authorities were asked to allow for this site size threshold, if applied, in their estimates of completeness.

Site-level data – except for land currently in use with known redevelopment potential but no planning allocation or permission – is freely available on the Communities and Local Government web site.

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.

The Government emphasised that, as an annual target, at least 60 per cent of new housing should be built on previously-developed land in the Planning Policy Statement 3: Housing (PPS3) in November 2006.

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

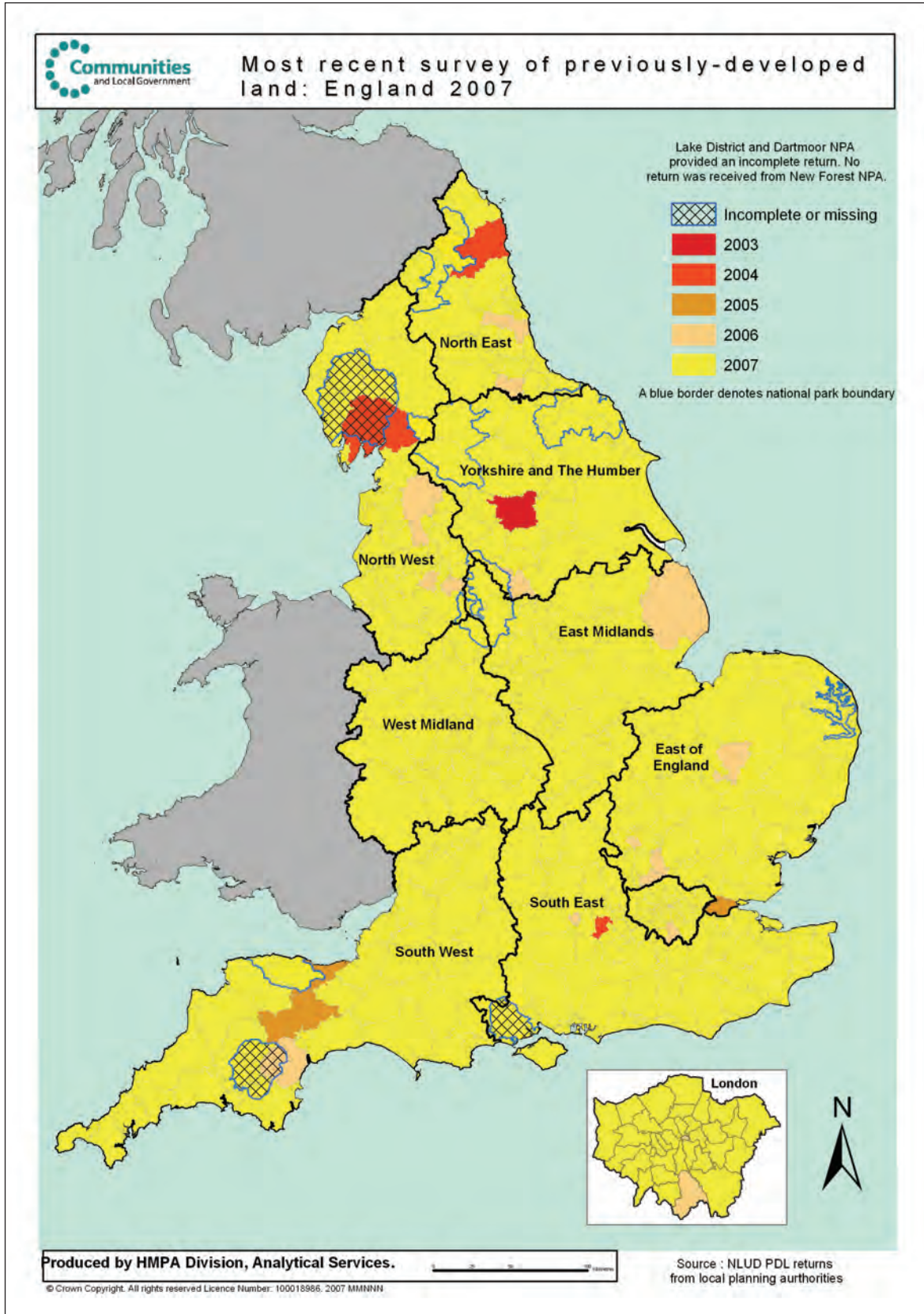
The project is undertaken jointly by English Partnerships and Communities and Local Government.

Contact

Feedback and queries regarding data, methodology and statistics should be addressed to:

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Local Authority Response Map



Annex A: Response and grossing

Out of the 363 local planning authorities in England, including the 9 National Parks, 336 provided information for 2007, a response rate of 93 per cent. The 2006 return has been used if a 2007 return was not available. Data for 2007 or 2006 are available for around 98 per cent of authorities. In three cases the 2005 return has been used, in three cases the 2004 return has been used, and in one case the 2003 return has been used. One authority, the New Forest National Park, has not yet made a return. The regional breakdown is shown in **Table A.1**.

Table A.1: Number of District Authorities¹ and National Parks making returns by Government Office Region: England 2007

Government Office Region	Number of Authorities and National Parks	Number of returns in 2007	Number of returns in 2006	Number of returns in 2002-2005	Total number of returns	numbers Number of non-responding authorities
North East	23	19	3	1	23	0
North West	43	38	4	1	43	0
Yorkshire & the Humber	21	19	1	1	21	0
East Midlands	40	39	1	0	40	0
West Midlands	34	34	0	0	34	0
East of England	48	43	4	1	48	0
London	33	31	2	0	33	0
South East	67	65	1	1	67	0
South West	45	42	1	2	45	0
National Parks	9	6	2	0	8	1
England	363	336	19	7	362	1

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

Eight of the nine planning authorities that are National Parks responded either in 2007 or 2006 or both, although they have relatively little land in the scope of the survey. The New Forest National Park, which was established in 2005, has not yet made a return.

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 2007 returns before any grossing. The total land directly from the 2007 site returns forms 77 per cent of the final, grossed estimate.

Table A.2: Raw totals from 2007 local authority returns as a percentage of fully grossed estimates by land type and Government Office Region: England 2007

Government Office Region	per cent					
	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	76	72	80	66	84		74
North West	85	83	69	84	77	82
Yorkshire & the Humber	59	58	25	69	27	51
East Midlands	87	87	79	88	69	82
West Midlands	90	91	79	84	72	85
East of England	81	78	83	79	71	77
London	82	75	75	80	60	77
South East	88	89	78	87	81	86
South West	82	82	83	85	82	83
National Parks	58	93	90	77	42	48
England	79	79	65	82	67	77

Effect of using 2006, 2005, 2004 or 2003 returns when there was no 2007 return

The proportions of the final estimates coming from the authorities who made a response in 2006, 2005, 2004, or 2003 but not in 2007 are shown in **Table A.3**. The proportion is 6 per cent overall, ranging from 0 per cent in the West Midlands to 19 per cent in Yorkshire and the Humber.

Table A.3: Percentage of final estimates from 2006 to 2003 returns by land type and Government Office Region: England 2007

Government Office Region	per cent					
	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	18	14	26	5		18
North West	6	4	8	7	10	6
Yorkshire & the Humber	24	17	31	12	13	19
East Midlands	2	0	2	0	0	1
West Midlands	0	0	0	0	0	0
East of England	8	6	2	11	6	7
London	4	6	7	2	0	3
South East	0	0	0	2	2	1
South West	0	1	0	3	3	2
National Parks	32	0	0	9	0	1
England	8	6	10	5	5	6

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 16 per cent of the fully grossed estimates reported in the tables (see **Table A.4**). This is similar to 2006 and 2005 when it accounted for 15 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 2007 the application of the threshold was used at the discretion of the authority. An analysis of the 2002 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 2007, 2006, 2005, 2004, 2003 and 2002 assessments as a percentage of fully grossed estimates by land type and Government Office Region: England 2007

Government Office Region	per cent					
	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	6	10	7	8	11		8
North West	9	14	23	8	13	12
Yorkshire & the Humber	17	25	44	19	60	30
East Midlands	12	13	19	12	31	17
West Midlands	10	9	21	16	28	15
East of England	11	16	13	10	24	15
London	14	9	18	17	38	20
South East	12	11	19	11	16	12
South West	18	17	17	12	11	14
National Parks	11	7	10	14	58	50
England	12	15	24	13	28	16

The completeness of the returns was 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 24 and 28 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.

Imputation 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 land categories is the same as for the 2006 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 classified 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 2007. Ratios of previously-developed to total urban land were calculated with the 2007 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.

In 2007 imputation accounted for less than 0.2 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. The proportion was zero per cent in all Government Office Regions and the National Parks except for London and the South West where it was 1 per cent.

Table A.5: Imputed values for missing authorities as a percentage of fully grossed estimates by land type and Government Office Region: England 2007

Government Office Region	per cent					
	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	-	-	-	-	-	-
North West	-	-	-	-	-	-
Yorkshire & the Humber	-	-	-	-	-	-
East Midlands	-	-	-	-	-	-
West Midlands	-	-	-	-	-	-
East of England	-	-	2	-	-	-
London	-	11	-	-	2	1
South East	-	-	3	-	1	-
South West	-	-	-	-	3	1
National Parks	-	-	-	-	-	-
England	0	0	1	0	1	0

Annex B: Definitions

Previously-Developed Land

In November 2006 Communities and Local Government published Planning Policy Statement 3: Housing and defined previously-developed land as follows:

'Previously-developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.'

The definition includes defence buildings, but excludes:

- Land that is or has been occupied by agricultural or forestry buildings.
- Land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures.
- Land in built-up areas such as parks, recreation grounds and allotments, which, although it may feature paths, pavilions and other buildings, has not been previously-developed.
- Land that was previously-developed but where the remains of the permanent structure or fixed surface structure 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).

There is no presumption that land that is previously-developed is necessarily suitable for housing development nor that the whole of the curtilage should be developed.

Location: Urban Settlement/ Urban Fringe/ Fully Rural

The classification used in this report is from the 2001 Communities and Local Government 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.

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 NLU D 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 NLU D 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.

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