New residential addresses by previous land use: 2019-2022

This bulletin presents land use statistics as published on 27 October 2022 by the Ministry of Housing, Communities and Local Government (MHCLG) now known as the Department for Levelling Up, Housing and Communities (DLUHC)

NOTE: At the time of writing there is no date for the release of 2022-23 data

Further Information

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Kent facts & figures

Proportions of new residential addresses by land use type created between 2019 and 2022 for Kent local authorities, Medway Unitary Authority and England.

Summary of findings

- In England, over the three years between 2019 to 2022, 58% of new residential addresses were on previously developed land and 42% were on non-previously developed land otherwise known as green-field sites.
- Within the Kent local authorities Canterbury had the highest proportion of new residential addresses on previously developed land at 54%.
- Ashford had the highest proportion of new addresses on non-previously developed land at 78%.
- The proportion of Green Belt land is higher than the national average of 13% in Dartford, Gravesham, Sevenoaks, Tonbridge & Malling, and Tunbridge Wells.
- Tunbridge Wells and Sevenoaks are the only areas in Kent to have a smaller proportion of land within the national flood zone than the national average of 10%.

Contents

Introduction

Land use change statistics are a rich source of information which show how land use has changed in England. The information includes the nature of the changes, the areas of land affected and the locations of the changes. These changes are recorded in relation to a set of 28 land use categories. This bulletin examines changes in relation to residential development. National Statistics on changes within the Green Belt and within areas of high flood risk are also presented.

Land use context

England has a land area of just over 13 million hectares. Of this area only about 11% is developed.[1] Around 13% of England is Green Belt, encircling 14 urban areas. The aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open. Other environmentally protected designations such as National Parks, Areas of Outstanding Natural Beauty (AONBs) and Sites of Special Scientific Interest (SSSIs) total about another 30% of the total area of England.[2] Together, allowing for overlaps, around 40% (5.3m hectares) of the area of England is protected against development by these designations.[3]

Changes to the methodology

Originally published on 31 May 2019 and updated on 27th October 2022, this is the 3rd year for which land use change statistics have been published using a methodology based on changes in Ordnance Survey products, rather than from the physical observations that informed the previous series.

In the land use change statistics methodology changes guidance more details are available.

Residential address creation at local authority level

Ordnance Survey AddressBase® is the key product for identifying the residential address change data in the land use change statistics. The information for AddressBase® comes predominantly from local authorities, who work with various sources in their organisation;

[1] Derived from Office for National Statistics Built up Areas 2011
[2] Derived from data published by Natural England
[3] The proportions of land in each local authority area are constrained by being Green Belt, National Park, an AONB or an SSSI were published in September 2017 in conjunction with a Housing Need consultation. They are available in the 'Publication Data' sheet at gov.uk

council tax, electoral registration, planning and building control (amongst others) to identify and verify the existence and location of properties and their official address.

Data limitations

The timeliness of data updates from local authorities feeding into AddressBase® are variable, resulting in fluctuating numbers of residential addresses created. This causes variations in the estimates at local authority level, therefore statistics at this level are presented as proportions of all new residential addresses and are made available as a four-year average. There are no figures at county level.

Further information is available from land use change statistics.

Land Use categories

Land is categorised as either "Previously developed land" also known as Brownfield sites, or "Non-Previously developed land" also known as Greenfield sites. Within the 2 categories, there are eight groups of land use and a further 28 sub-categories as presented in Tables 1a and 1b.

Table 1a: Land use categories: Developed land

Group	Category	Category code
Residential	Residential	(R)
Residential	Institutional and communal Accommodation	(Q)
Transport & utilities	Highways and road transport	(H)
Transport & utilities	Transport (other)	(T)
Transport & utilities	Utilities	(U)
Industry & Commerce	Industry	(I)
Industry & Commerce	Offices	(J)
Industry & Commerce	Retailing	(K)
Industry & Commerce	Storage and warehousing	(S)
Community services	Community buildings	(C)
Community services	Leisure and recreational buildings	(L)
Minerals & landfill	Minerals	(M)
Minerals & landfill	Landfill waste disposal	(Y)
Defence	Defence	(D)
Unknown developed use	Unidentified building	(~B)
Unknown developed use	Unidentified general manmade surface	(~M)
Unknown developed use	Unidentified structure	(~S)
Unknown developed use	Unknown developed use	(~U)

Table 1b: Land use categories: Non-developed land

Group	Category	Category code
Agriculture	Agricultural land	(A)
Agriculture	Agricultural buildings	(B)
Forestry, open land & water	Forestry and woodland	(F)
Forestry, open land & water	Rough grassland and Bracken	(G)
Forestry, open land & water	Natural and semi-natural land	(N)
Forestry, open land & water	Water	(W)
Outdoor recreation	Outdoor recreation	(O)
Residential gardens	Residential gardens	(RG)
Undeveloped land	Undeveloped land in urban areas	(X)
Vacant	Vacant land	(V)

The data presented in this bulletin is at group level and will be referred to as brownfield and greenfield sites.

New residential addresses created by previous land use: 2019-20 to 2021-22

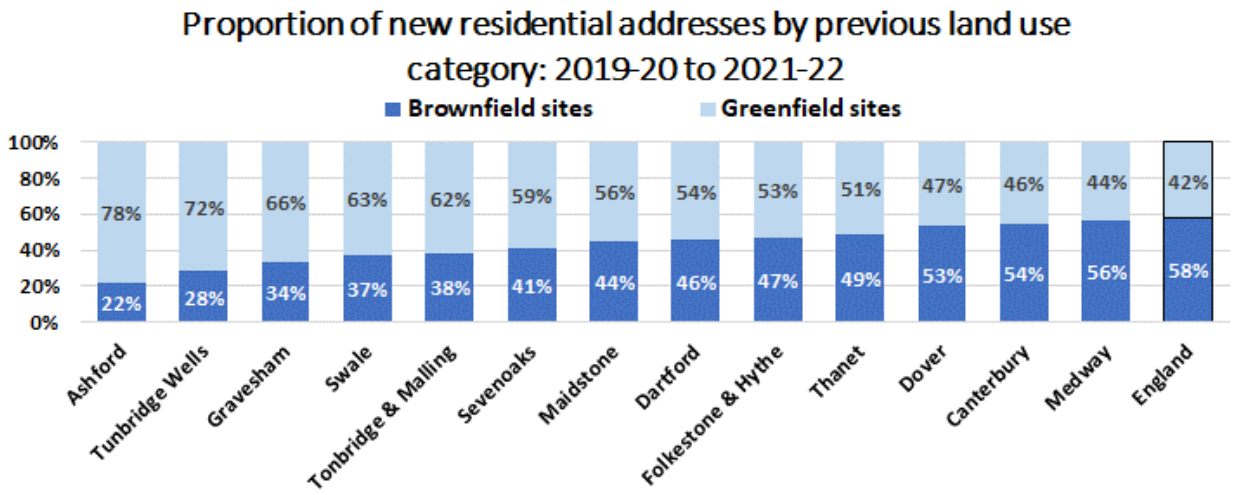
In England, over the years between 2019-20 to 2021-22, 58% of new residential addresses were on brownfield sites, and 42% were on greenfield sites.

The proportion of new addresses on brownfield sites was lower than the national proportion of 58% in all local authorities in Kent and Medway Unitary Authority.

This means that the proportion of new addresses on greenfield sites was higher than the national average in all local authorities in Kent and Medway Unitary authority.

Ashford had the highest proportion of new residential addresses built on greenfield sites at 78%. Canterbury has the lowest proportion of new residential addresses on greenfield sites at 46%. Medway unitary authority saw 44% of new residential addresses on greenfield sites. See Chart 1 for details.

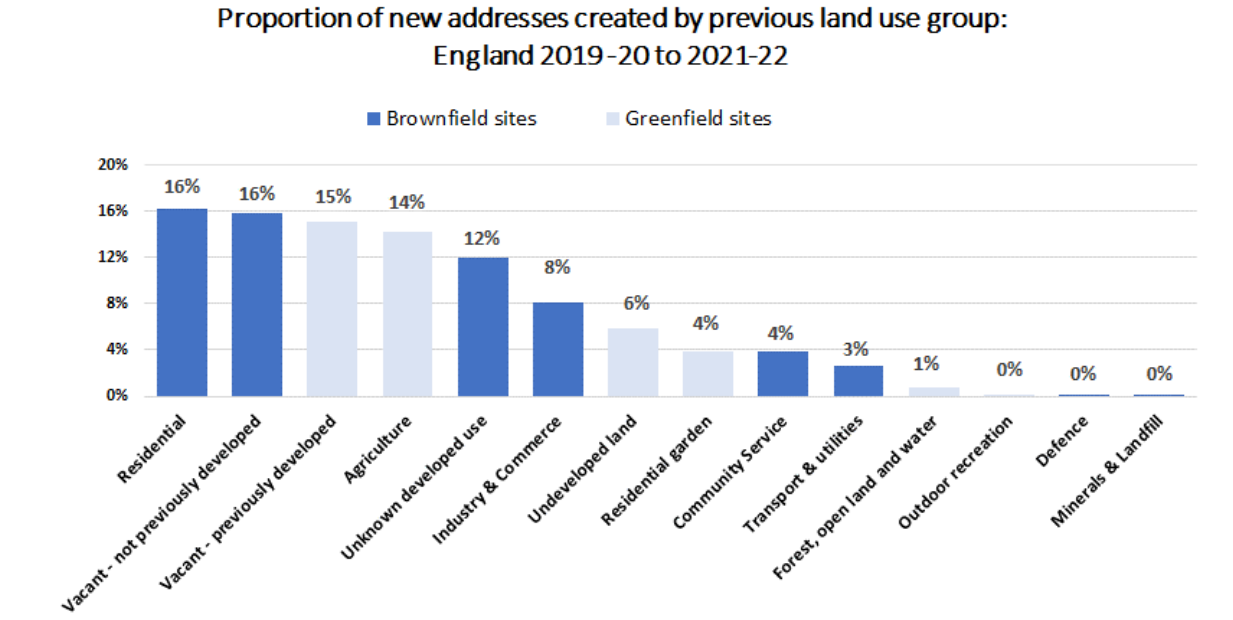
Chart 1: Proportion of new residential addresses by previous land use category: 2019-20 to 2021-2022



Source: Land Use Change Statisics table 302: DLUHC October 2022, Chart Presented by Kent Analytics, Kent County Council

In England, between 2019-20 to 2021-22, the largest proportions of new residential addresses on brownfield sites were on "residential land" (16%) and vacant-previously developed land (15%). The largest proportions of new residential addresses on greenfield sites were on vacant-not previously developed land (16%) and agricultural land at 14%. See Chart 2 for details.

Chart 2: Proportion of new addresses created by previous land use group: England 2019-20 to 2021-22



Source: Land Use Change Statisics table 302: DLUHC October 2020, Chart Presented by Kent Analytics, Kent County Council

The proportions within each category vary considerably within the Kent local authorities and Medway Unitary Authority.

Within Dartford, Folkestone & Hythe, Swale, Tonbridge & Malling and Medway Unitary Authority, the largest proportions of residential addresses on brownfield sites are on vacant-previously developed land.

Within Ashford, Sevenoaks, Thanet, and Tunbridge Wells, the largest proportions of residential addresses on brownfield sites are on residential land.

Within Canterbury, Dartford, Dover, Folkestone & Hythe, Sevenoaks, Thanet, and Medway Unitary Authority the largest proportions of new residential addresses on greenfield sites were on vacant- not previously developed land.

Within Ashford, Gravesham, Swale, Tonbridge & Malling, and Tunbridge Wells the largest proportions of new residential addresses on greenfield sites were on agricultural land.

See Tables 2 and 3 for details.

Table 2: Proportion of new residential addresses on brownfield sites by previous land use group: 2019-20 to 2021-22

Local authority	Community Service	Defence	Industry & Commerce	Minerals & Landfill	Residential	Transport & utilities	Unknown developed use	Vacant - previously developed	%	England rank out of 309 Local Authorities (1 = highest proportion)
Ashford	1%	0%	4%	0%	8%	0%	4%	4%	22%	290
Canterbury	1%	0%	4%	0%	18%	0%	19%	11%	54%	143
Dartford	0%	0%	4%	0%	15%	0%	6%	20%	46%	178
Dover	1%	0%	5%	0%	13%	0%	23%	11%	53%	148
Folkestone & Hythe	0%	0%	8%	0%	11%	2%	5%	20%	47%	173
Gravesham	0%	0%	13%	0%	6%	1%	8%	6%	34%	245
Maidstone	3%	0%	11%	0%	9%	0%	11%	10%	44%	186
Sevenoaks	0%	1%	10%	0%	11%	2%	6%	11%	41%	197
Swale	1%	0%	7%	4%	9%	1%	3%	11%	37%	227
Thanet	1%	0%	5%	0%	24%	1%	12%	7%	49%	162
Tonbridge & Malling	1%	0%	6%	0%	5%	0%	10%	17%	38%	213
Tunbridge Wells	2%	0%	7%	0%	12%	0%	7%	0%	28%	266
Medway	1%	2%	6%	0%	5%	0%	15%	28%	56%	132
England	**4%**	**0%**	**8%**	**0%**	**16%**	**3%**	**12%**	**15%**	**58%**	-

Source: Land Use Change Statistics Table P302, DLUHC October 2022 © Crown Copyright. Table presented by Kent Analytics, Kent County Council

Table 3: Proportion of new residential addresses on greenfield sites: 2019-20 to 2021-22

Local authority	Agriculture	Forest, open land and water	Outdoor recreation	Residential garden	Undeveloped land	Vacant - not previously developed	%	England rank out of 309 Local Authorities (1 = highest proportion)
Ashford	53%	1%	0%	6%	3%	12%	78%	20
Canterbury	4%	0%	0%	5%	16%	20%	46%	167
Dartford	1%	0%	0%	3%	5%	45%	54%	132
Dover	6%	1%	0%	5%	4%	30%	47%	162
Folkestone & Hythe	2%	0%	0%	3%	18%	31%	53%	137
Gravesham	47%	0%	0%	3%	5%	4%	66%	65
Maidstone	7%	2%	0%	23%	2%	22%	56%	124
Sevenoaks	2%	1%	0%	6%	16%	31%	59%	113
Swale	25%	0%	0%	3%	14%	12%	63%	83
Thanet	16%	0%	0%	8%	8%	18%	51%	148
Tonbridge & Malling	28%	0%	0%	4%	8%	20%	62%	97
Tunbridge Wells	40%	1%	0%	8%	3%	17%	72%	44
Medway	3%	0%	0%	4%	8%	28%	44%	178
England	**14%**	**1%**	**0%**	**4%**	**6%**	**16%**	**42%**	-

Source: Land Use Change Statistics Table P302, DLUHC October 2022 © Crown Copyright. Table presented by Kent Analytics, Kent County Council

Individual charts showing the proportion of new addresses created by previous land use for each Kent local authority and Medway Unitary authority can be found on pages 12 to 24 at the end of this bulletin.

New residential addresses in the Greenbelt: 2019-20 to 2021-22

There is a constant review of Green Belt land in England. However, land can only be removed from the Green Belt through local authorities adopting new local plans which must satisfy the strong tests set out in the National Planning Policy Framework for protecting Green Belt land.

Half of local authorities in Kent have land that is designated as Green Belt. These are Dartford, Gravesham, Maidstone, Sevenoaks, Tonbridge & Malling, and Tunbridge Wells. Medway Unitary Authority also has Green Belt land.

Five of Kent local authorities have a higher proportion of green belt land than the national average of 13%. Sevenoaks has the highest proportion of Green Belt land with 93% and is ranked 3rd out of 180 local authorities with greenbelt land in England.

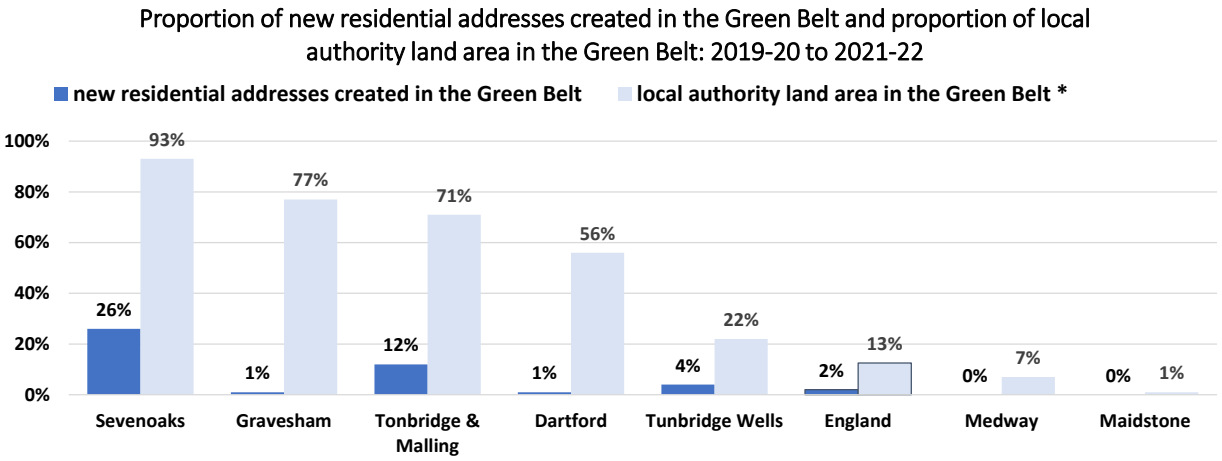
The proportion of new addresses in the Green Belt was higher than the national average of 2%, in three local authorities. Sevenoaks had the highest proportion of new addresses in the Green Belt with 26%, followed by Tonbridge & Malling with 12% and Tunbridge Wells with 4%. See Table 4 and Chart 3 for details.

Table 4: New residential addresses created in the Green Belt and proportion of local authority land area in the Green Belt: 2019-20 to 2021-22

Local authority	Proportion of new residential addresses created in the Green Belt	England rank out of 180 Local Authorities with Green Belt land (1 = highest proportion)	Proportion of local authority land area in the Green Belt	England rank out of 180 Local Authorities with Green Belt land (1 = highest proportion)
Ashford	-	-	-	-
Canterbury	-	-	-	-
Dartford	1%	120	56%	53
Dover	-	-	-	-
Folkestone & Hythe	-	-	-	-
Gravesham	1%	109	77%	15
Maidstone	0%	140	1%	173
Sevenoaks	26%	5	93%	3
Swale	-	-	-	-
Thanet	-	-	-	-
Tonbridge & Malling	12%	23	71%	23
Tunbridge Wells	4%	71	22%	114
Medway	0%	162	7%	150
England	**2%**	**-**	**13%**	**-**

Source: Land Use Change Statistics Table P311, DLUHC, October 2022 © Crown Copyright, Table presented by Kent Analytics, Kent County Council

Chart 3: Proportion of new residential addresses created in the Green Belt and proportion of local authority area in the Green Belt: 2019-20 to 2021-22



Source: Land Use Change Statisics table 311: MHCLG July 2020 , Chart Presented by Kent Analytics, Kent County Council

New residential addresses in areas of high risk of flood: 2019-20 to 2021-22

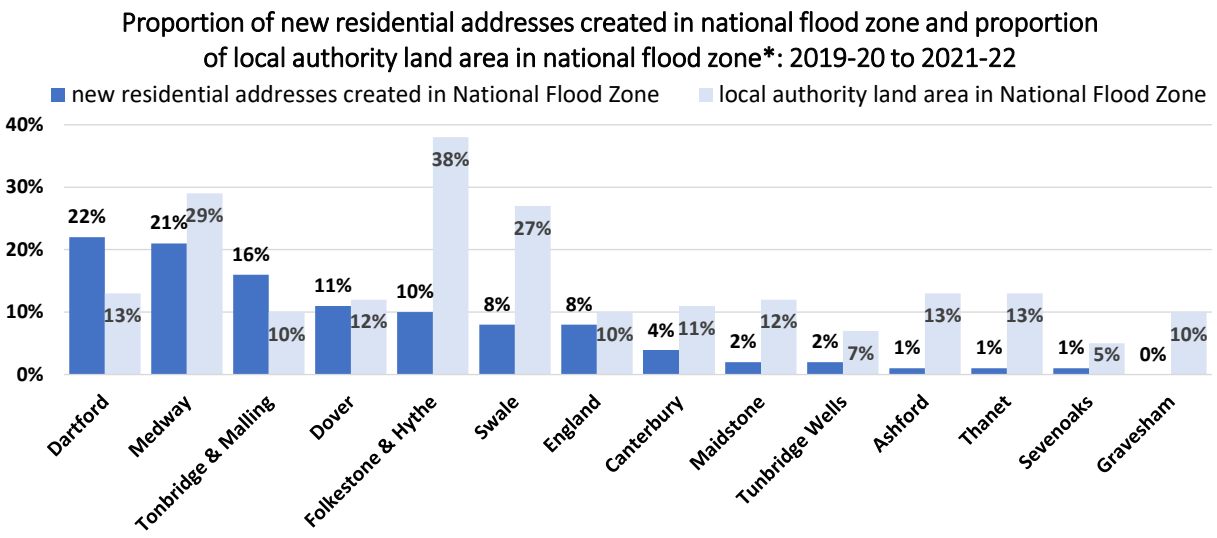
Areas of high-risk cover approximately 10% of England. This flood risk analysis is based on annually updated data sets of digitised boundaries provided by the Environment Agency. They reflect the river and coastal flood plains and provide indicative flood risk areas.

They are areas estimated to be at risk of at least a one in one hundred chance of flooding from river areas each year or areas estimated to have at least a one in two hundred chance of flooding from the sea each year. These are approximate boundaries and do not consider any flood defences.

The proportion of land within the national flood zone is equal to or higher than the national average of 10% in all but 2 of Kent's local authorities. These are Tunbridge Wells and Sevenoaks. Folkestone & Hythe has the highest proportion of land within the national flood zone with 38% and is ranked 15 out of 305 local authorities within the national flood zone in England.

Dartford had the highest proportion of new addresses in the national flood zone with 22% and is ranked 23 out of 305 local authorities with new residential addresses within the national flood zone in England. See Chart 4 and Table 5 for details.

Chart 4: Proportion of new residential addresses created in national flood zone and proportion of land area in national flood zone: 2019-20 to 2021-22



*Areas of high risk cover approximately ten per cent of England This flood risk analysis is based on annually updated data sets of digitised boundaries provided by the Environment Agency. They reflect the river and coastal flood plains and provide indicative flood risk areas. They are areas estimated to be at risk of at least a one in one hundred chance of flooding each year from river areas estimated to have at least a one in two hundred chance of flooding from the sea. These are approximate boundaries and do not take into account any flood defences.
Source: Land Use Change Statisics table 321: DLUHC October 2022: Enviroment Agency National Flood Risk Zones, Chart Presented by Kent Analytics, Kent County Council

Table 5: Proportion of new residential addresses created in the National Flood Zone and proportion of land area in the National Flood Zone: 2019-20 to 2021-22

Local authority	Proportion of new residential addresses created in National Flood Zone	Rank out of 305 Local Authorities (1 = highest proportion)	Proportion of local authority land area in National Flood Zone *	Rank out of 305 Local Authorities (1 = highest proportion)
Ashford	1%	167	13%	67
Canterbury	4%	99	11%	92
Dartford	22%	23	13%	74
Dover	11%	49	12%	79
Folkestone & Hythe	10%	55	38%	15
Gravesham	0%	248	10%	97
Maidstone	2%	164	12%	84
Sevenoaks	1%	184	5%	188
Swale	8%	62	27%	26
Thanet	1%	170	13%	75
Tonbridge & Malling	16%	29	10%	104
Tunbridge Wells	2%	158	7%	144
Medway	21%	25	29%	25
England	8%	-	10%	-

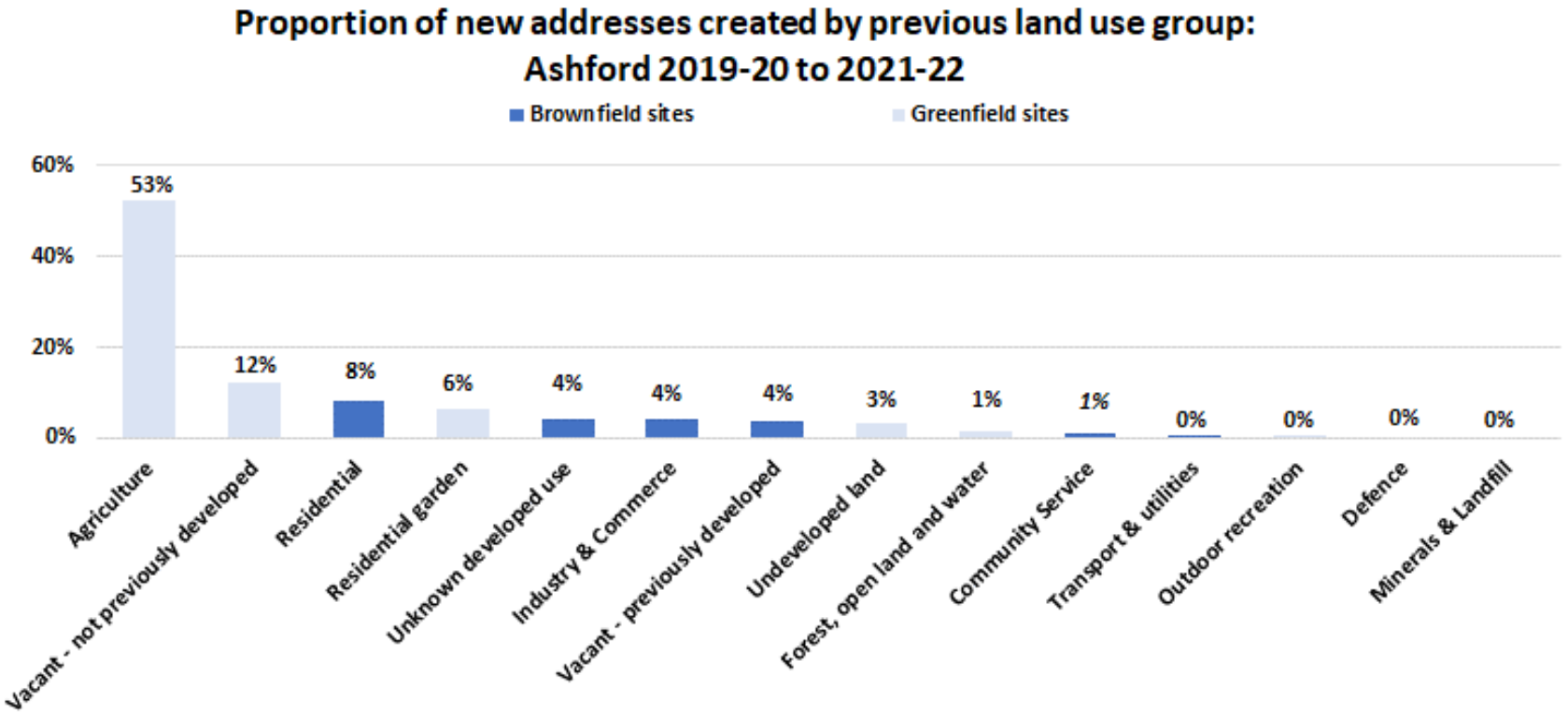
Source: Land Use Change Statistics Table P321, DLUHC, October 2022 © Crown Copyright
Environment Agency National Flood Zones
*Areas of high risk cover approximately ten per cent of England This flood risk analysis is based on annually updated data sets of digitised boundaries provided by the Environment Agency. They reflect the river and coastal flood plains and provide indicative flood risk areas. They are areas estimated to be at risk of at least a one in one hundred chance of flooding each year from river areas estimated to have at least a one in two hundred chance of flooding from the sea.
These are approximate boundaries and do not take into account any flood defences.

New addresses by previous land use: Local authorities

Page 12 to 24 present Individual charts showing the proportion of new addresses created by previous land use for each Kent local authority and Medway Unitary authority.

Ashford

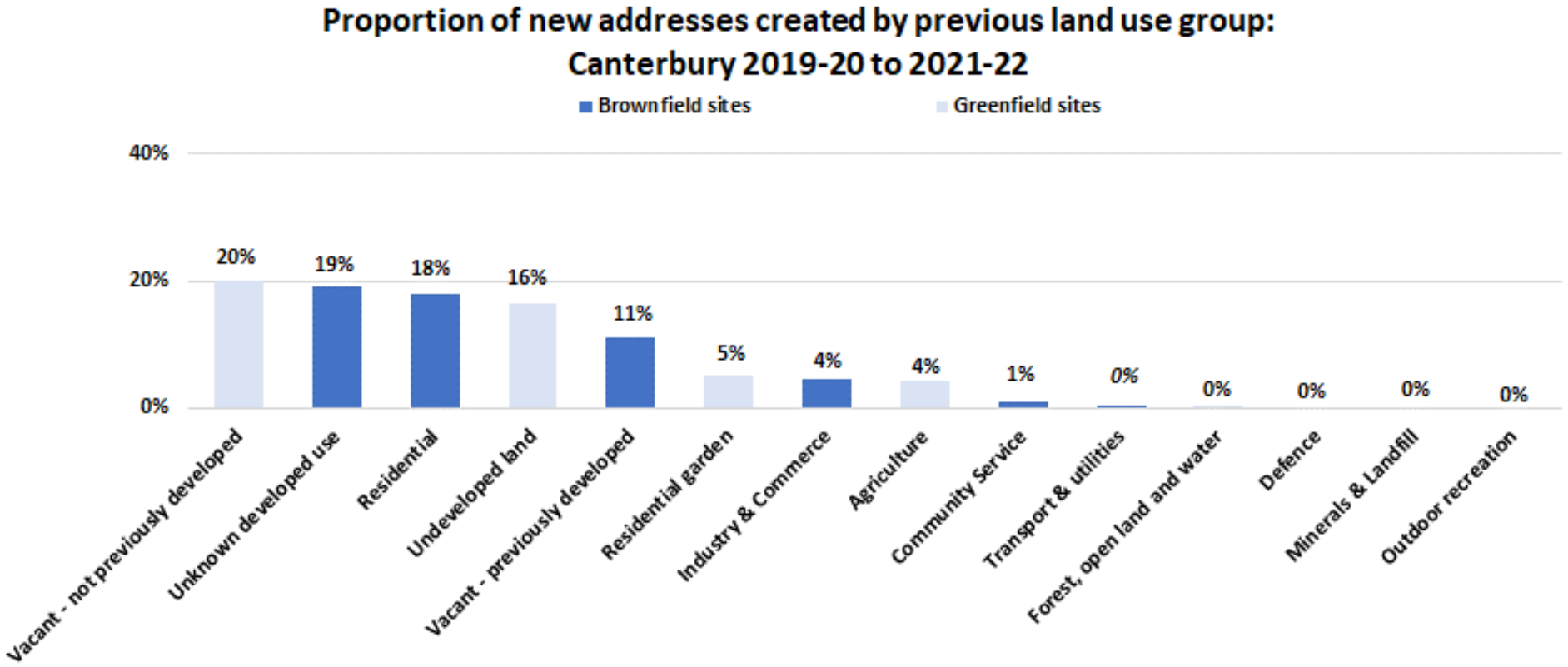
In Ashford, between 2019-20 to 2021-22, the largest proportions of new residential addresses on brownfield sites were on residential land (8%) and land of unknown developed use (4%). The largest proportions of new residential addresses on greenfield sites were on agricultural land 53% and vacant – not previously developed land at 12%.



Source: Land Use Change Statisics table 302: DLUHC October 2022, Chart Presented by Kent Analytics, Kent County Council

Canterbury

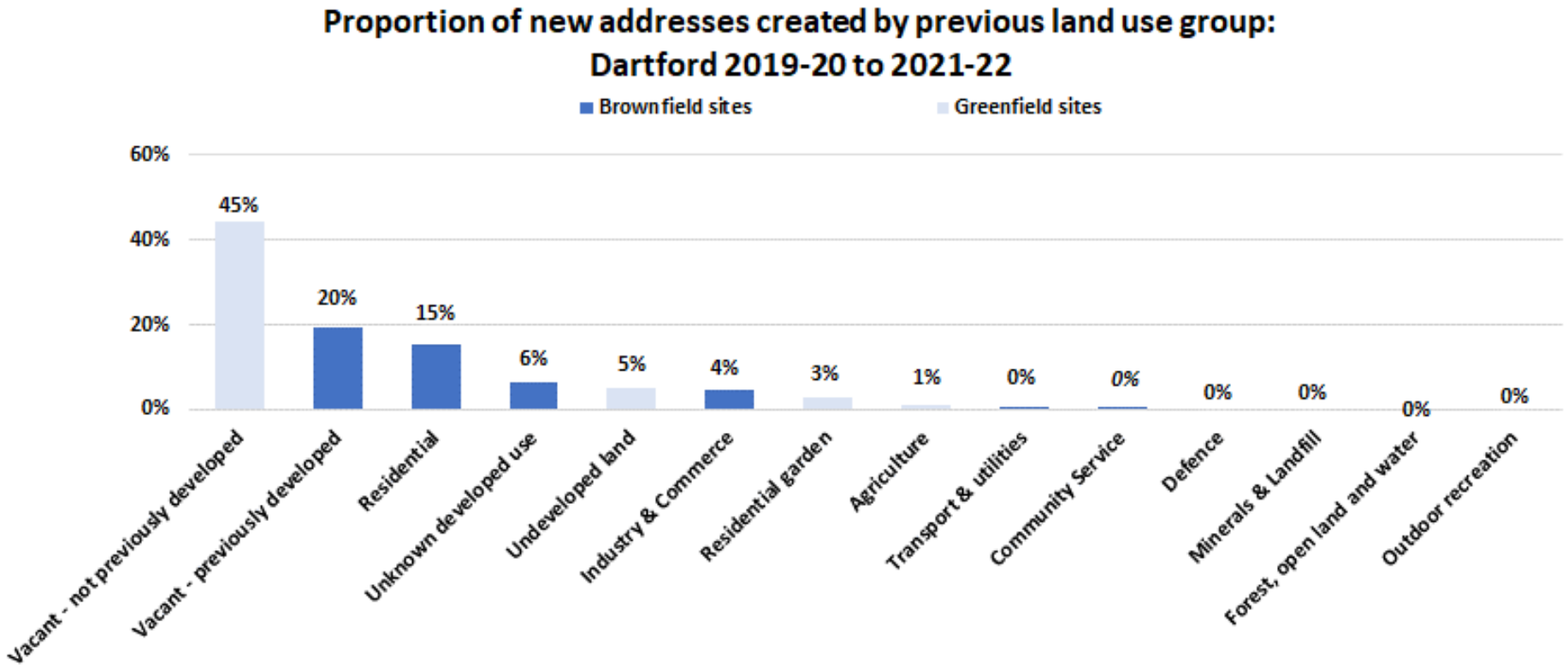
In Canterbury, between 2019-20 to 2021-22, the largest proportions of new residential addresses on brownfield sites were on land of unknown developed use (19%) and residential land (18%). The largest proportions of new residential addresses on greenfield sites were on vacant – not previously developed land 20% and undeveloped land at 16%.



Source: Land Use Change Statisics table 302: DLUHC October 2022, Chart Presented by Kent Analytics, Kent County Council

Dartford

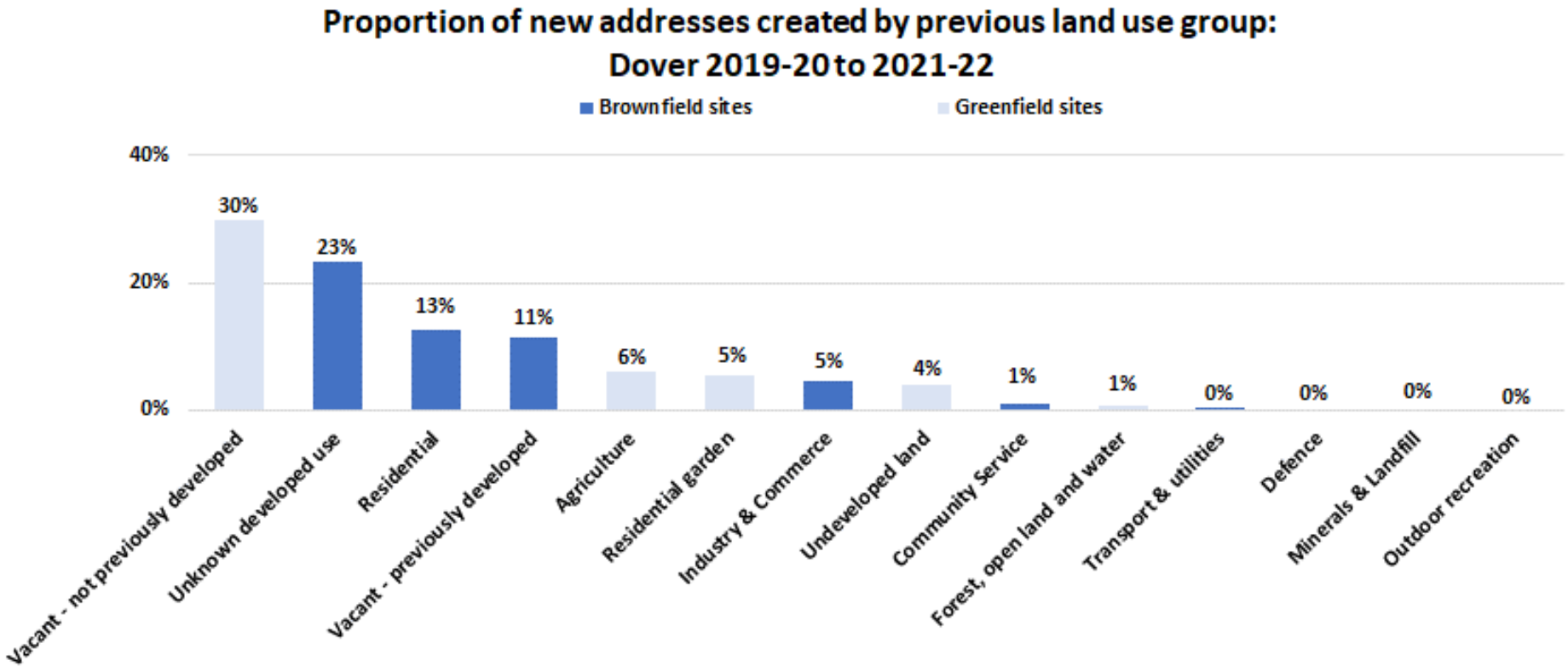
In Dartford, between 2019-20 to 2021-22, the largest proportions of new residential addresses on brownfield sites were on vacant-previously developed land (20%) and other residential land (15%). The largest proportions of new residential addresses on greenfield sites were on vacant-not previously developed land 45% and undeveloped land at 5%.



Source: Land Use Change Statisics table 302: DLUHC October 2022, Chart Presented by Kent Analytics, Kent County Council

Dover

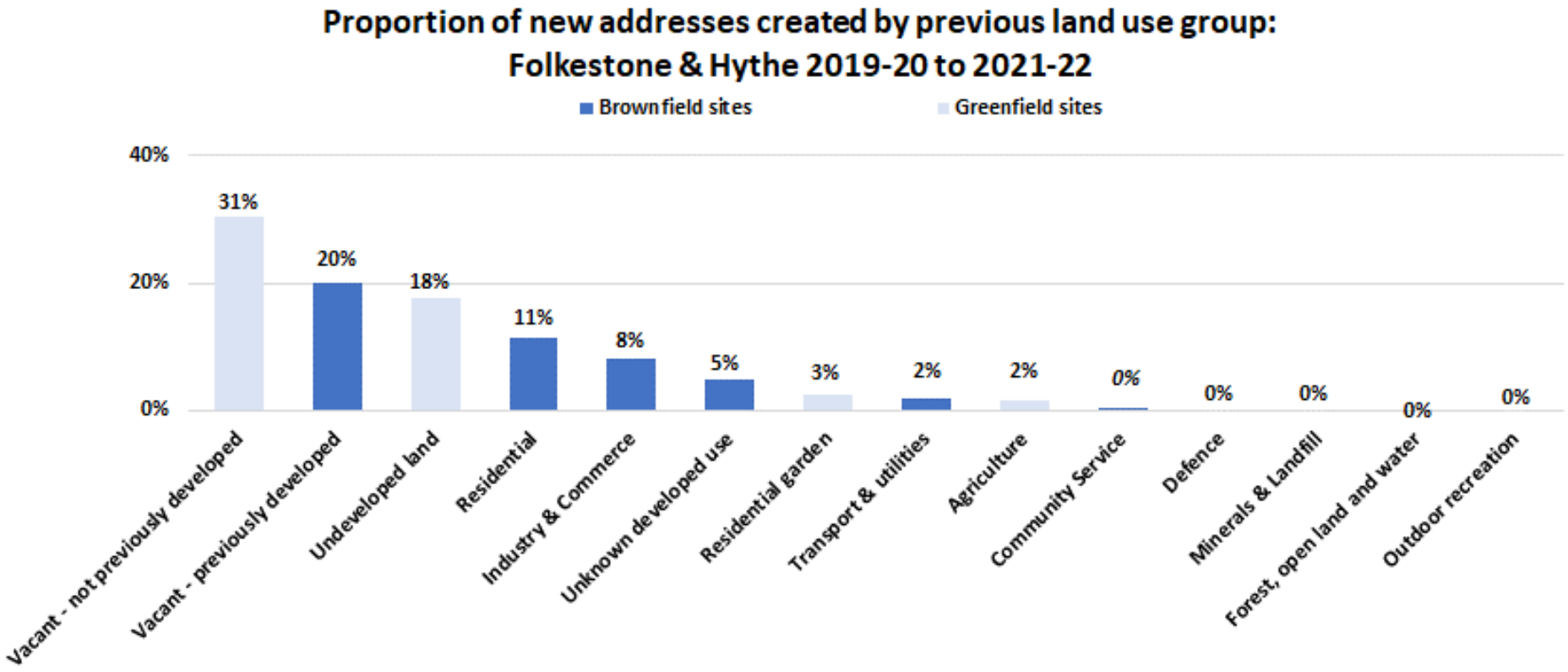
In Dover, between 2019-20 to 2021-22, the largest proportions of new residential addresses on brownfield sites were land of unknown developed use (23%) and residential land (13%). The largest proportions of new residential addresses on greenfield sites were on vacant-not previously developed land (30%) and agricultural land at 6%.



Source: Land Use Change Statisics table 302: DLUHC October 2022, Chart Presented by Kent Analytics, Kent County Council

Folkestone & Hythe

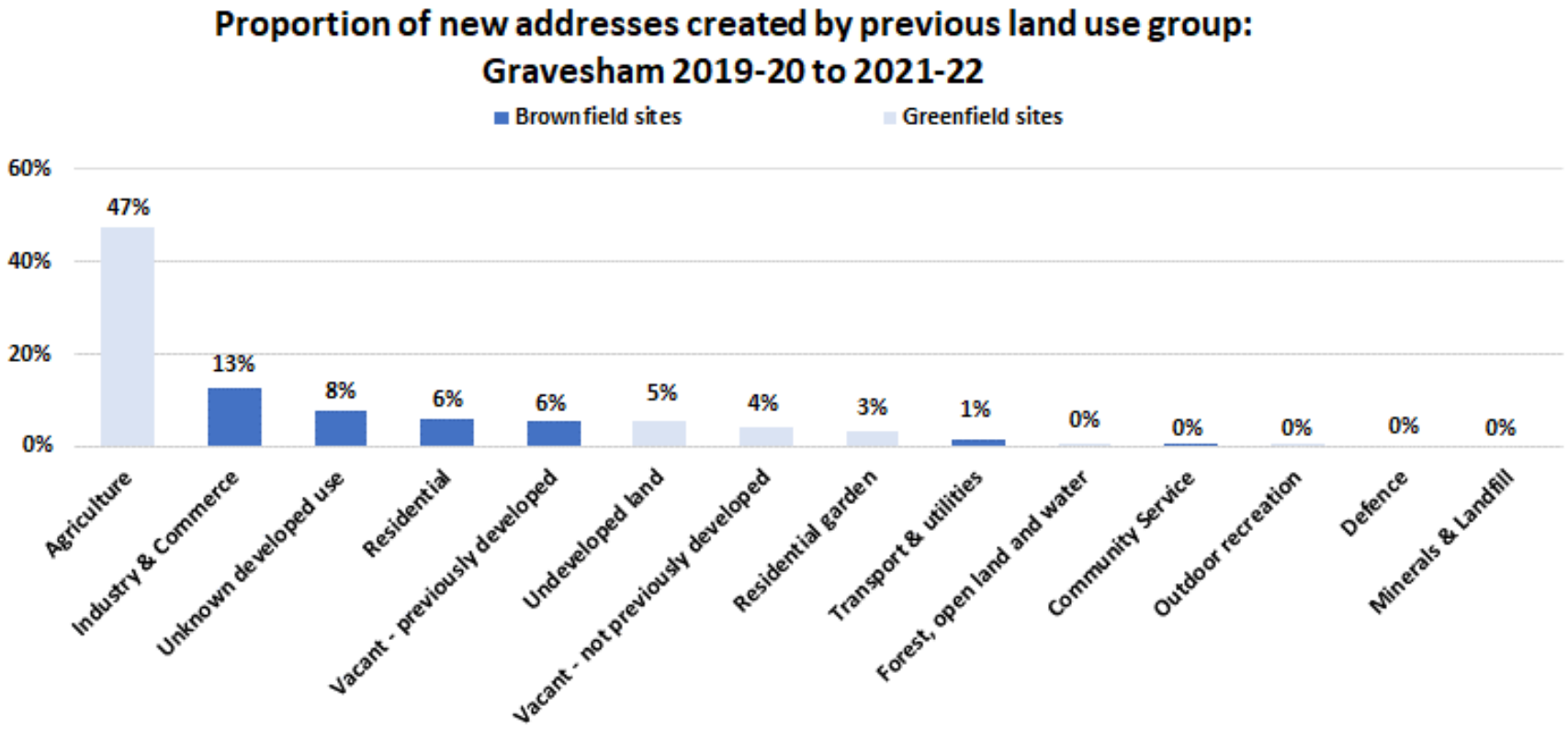
In Folkestone & Hythe, between 2019-20 to 2021-22, the largest proportions of new residential addresses on brownfield sites were on vacant – previously developed land (20%) and residential land (11%). The largest proportions of new residential addresses on greenfield sites were on vacant-not previously developed land (31%) and undeveloped land at 18%.



Source: Land Use Change Statisics table 302: DLUHC October 2022, Chart Presented by Kent Analytics, Kent County Council

Gravesham

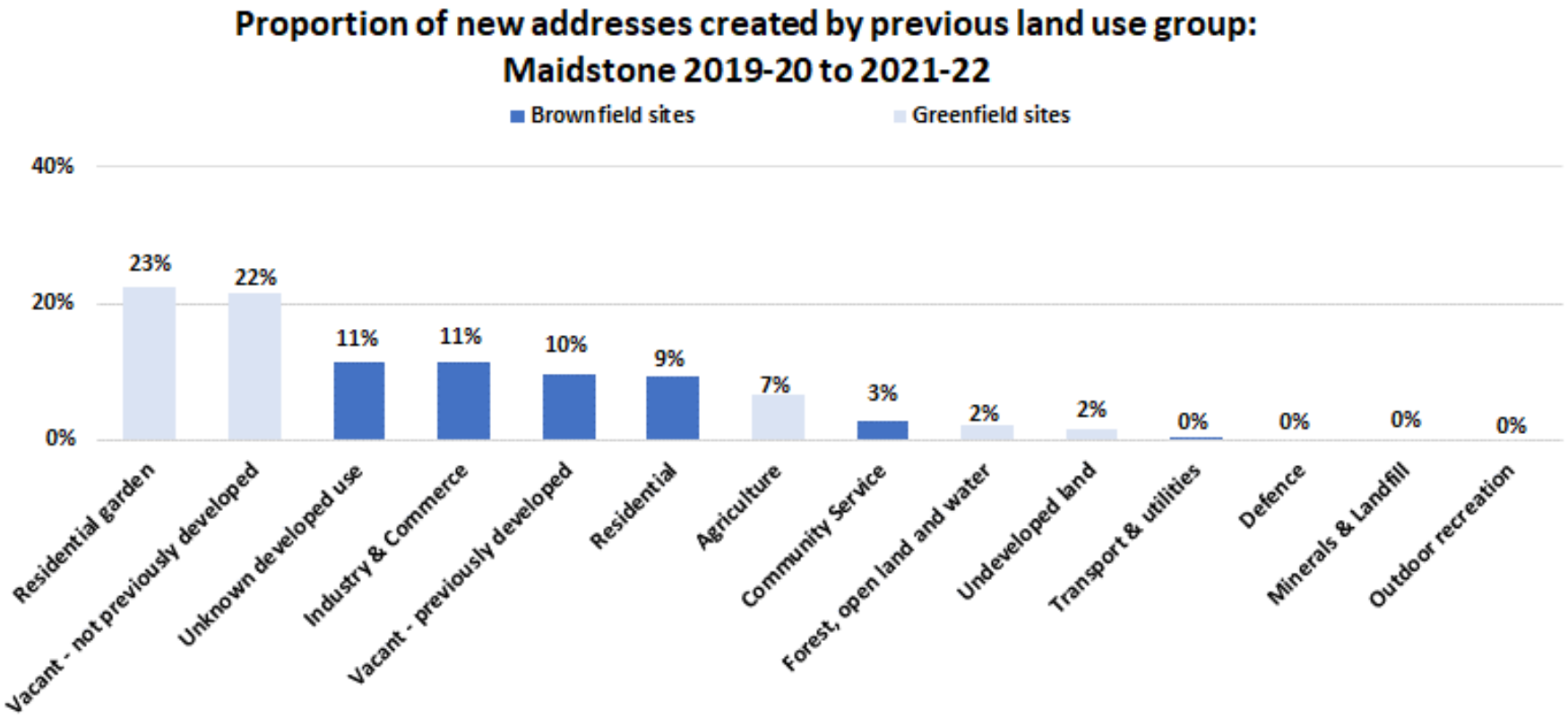
In Gravesham, between 2019-20 to 2021-22, the largest proportions of new residential addresses on brownfield sites were on industrial & commercial land (13%) and land of unknown developed use (8%). The largest proportions of new residential addresses on greenfield sites were on agricultural land (47%) and undeveloped land at 5%.



Source: Land Use Change Statisics table 302: DLUHC October 2022, Chart Presented by Kent Analytics, Kent County Council

Maidstone

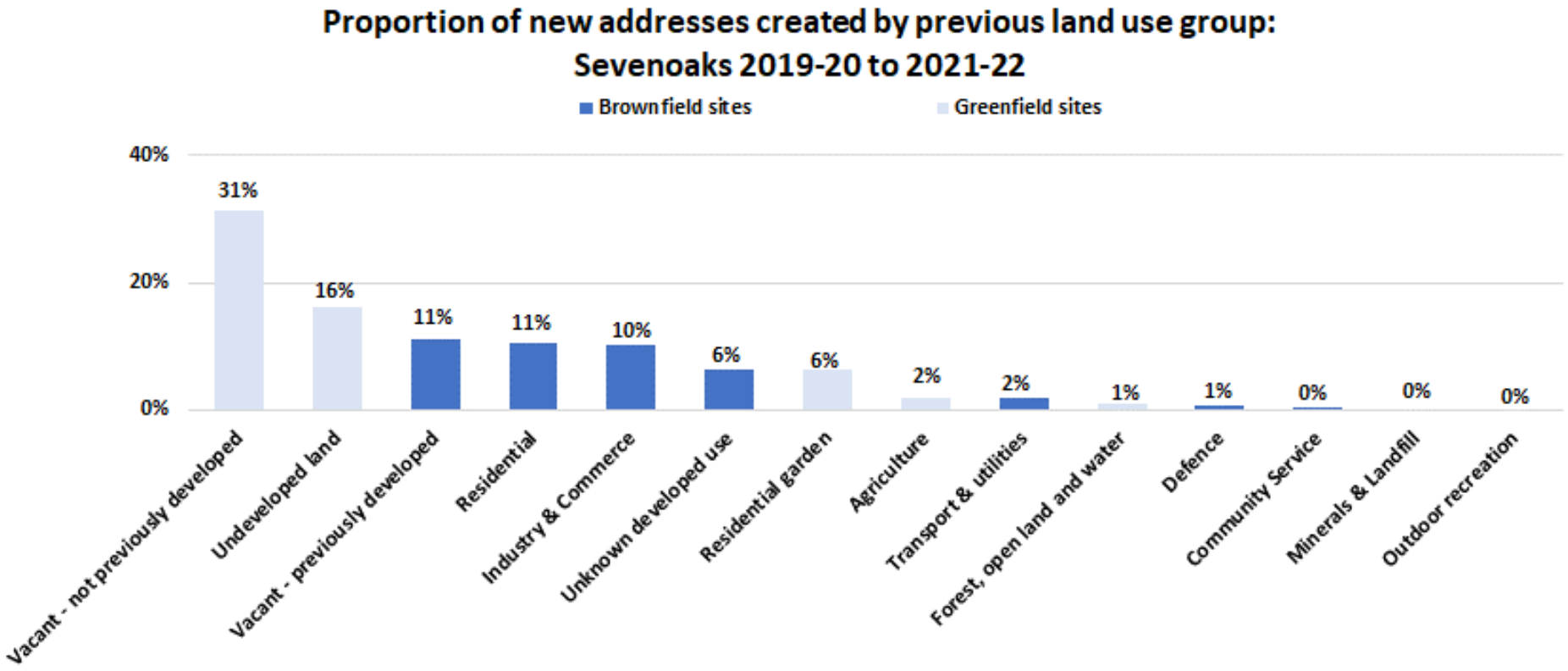
In Maidstone, between 2019-20 to 2021-22, the largest proportions of new residential addresses on brownfield sites were on land of unknown developed use (11%) and industrial & commercial land (11%). The largest proportions of new residential addresses on greenfield sites were on residential gardens (23%) and on vacant – not previously developed land at 22%.



Source: Land Use Change Statisics table 302: DLUHC October 2022, Chart Presented by Kent Analytics, Kent County Council

Sevenoaks

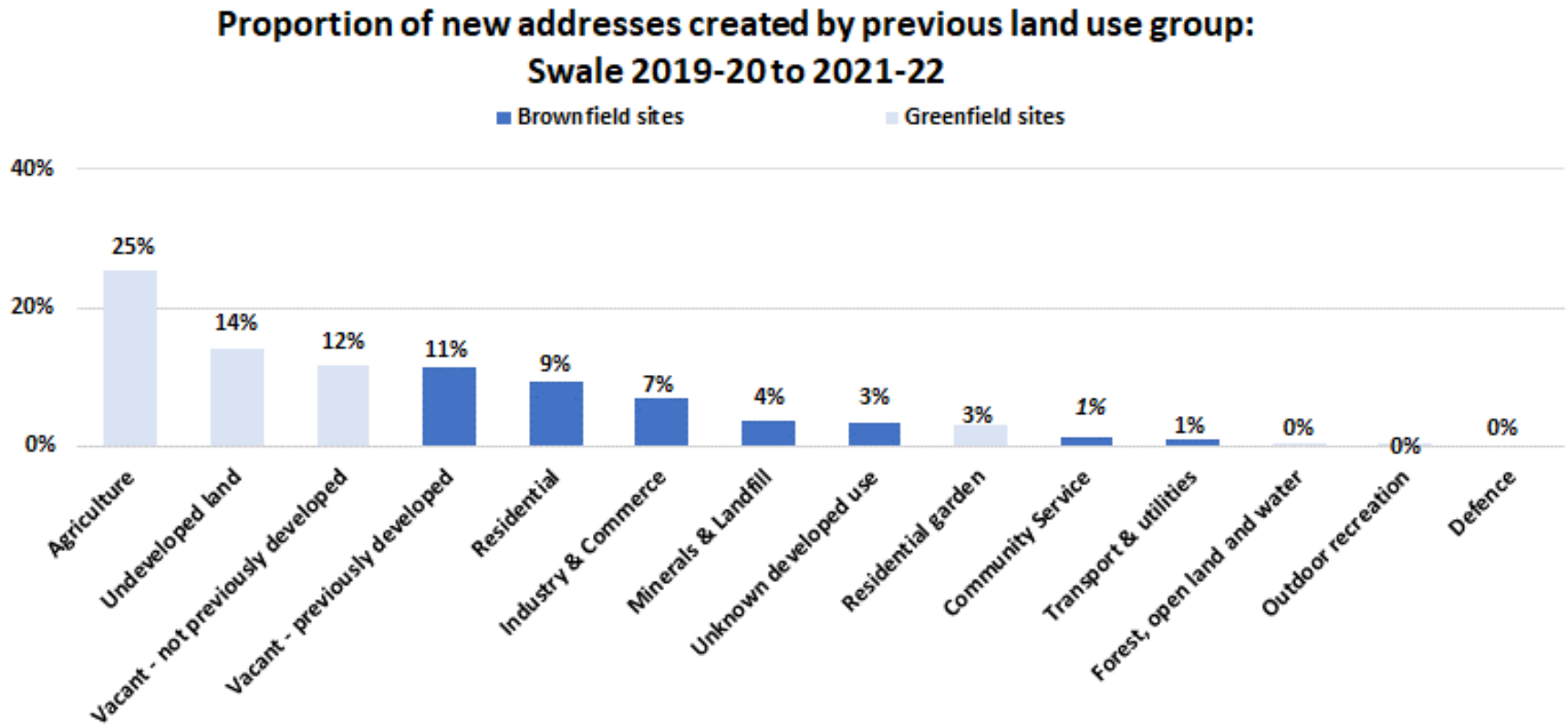
In Sevenoaks, between 2019-20 to 2021-22, the largest proportions of new residential addresses on brownfield sites were on vacant – previously developed land (11%) and residential land (11%). The largest proportions of new residential addresses on greenfield sites were on vacant – not previously developed land (31%) and undeveloped land at 16%.



Source: Land Use Change Statisics table 302: DLUHC October 2022, Chart Presented by Kent Analytics, Kent County Council

Swale

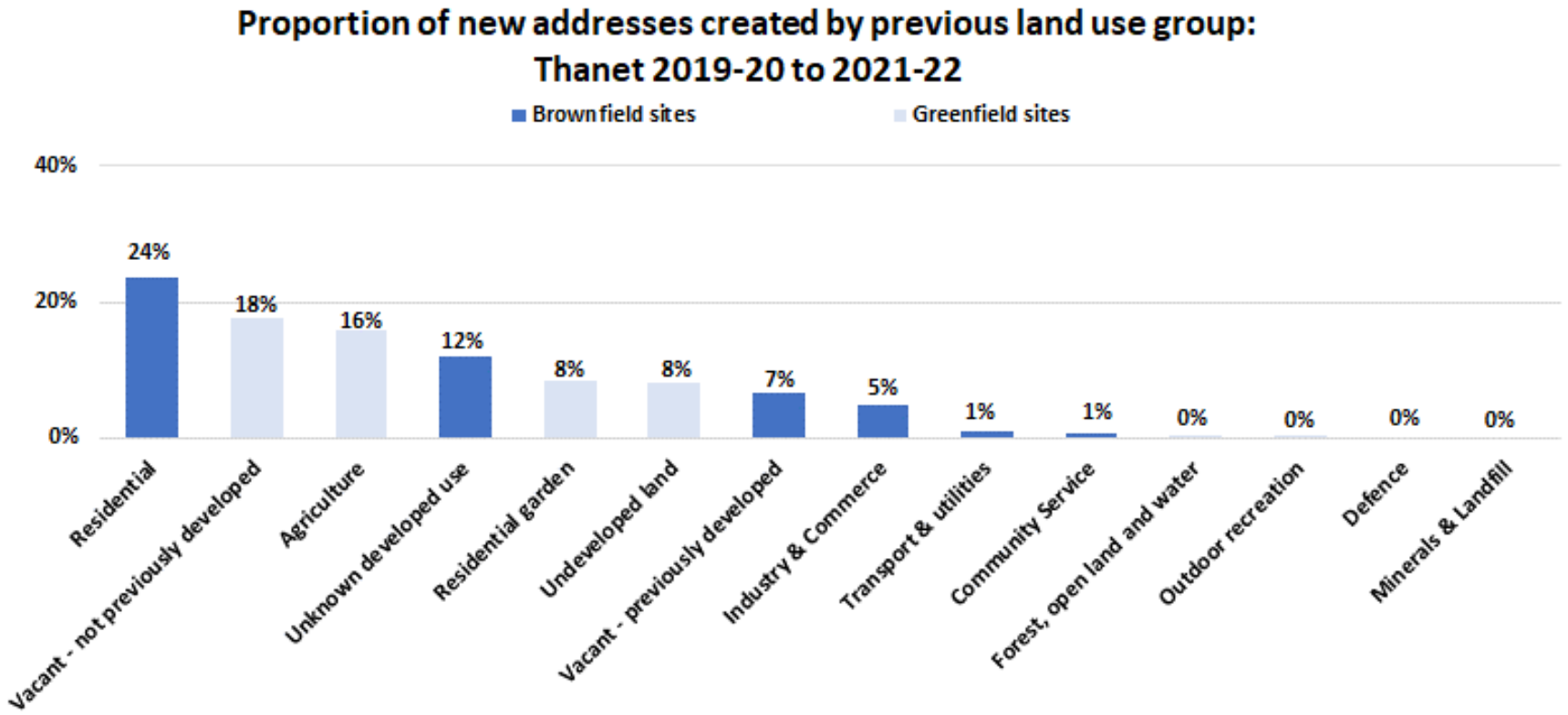
In Swale, between 2019-20 to 2021-22, the largest proportions of new residential addresses on brownfield sites were on vacant – previously developed land (11%) and residential land (9%). The largest proportions of new residential addresses on greenfield sites were on agricultural land (25%) and undeveloped land at 14%.



Source: Land Use Change Statisics table 302: DLUHC October 2022, Chart Presented by Kent Analytics, Kent County Council

Thanet

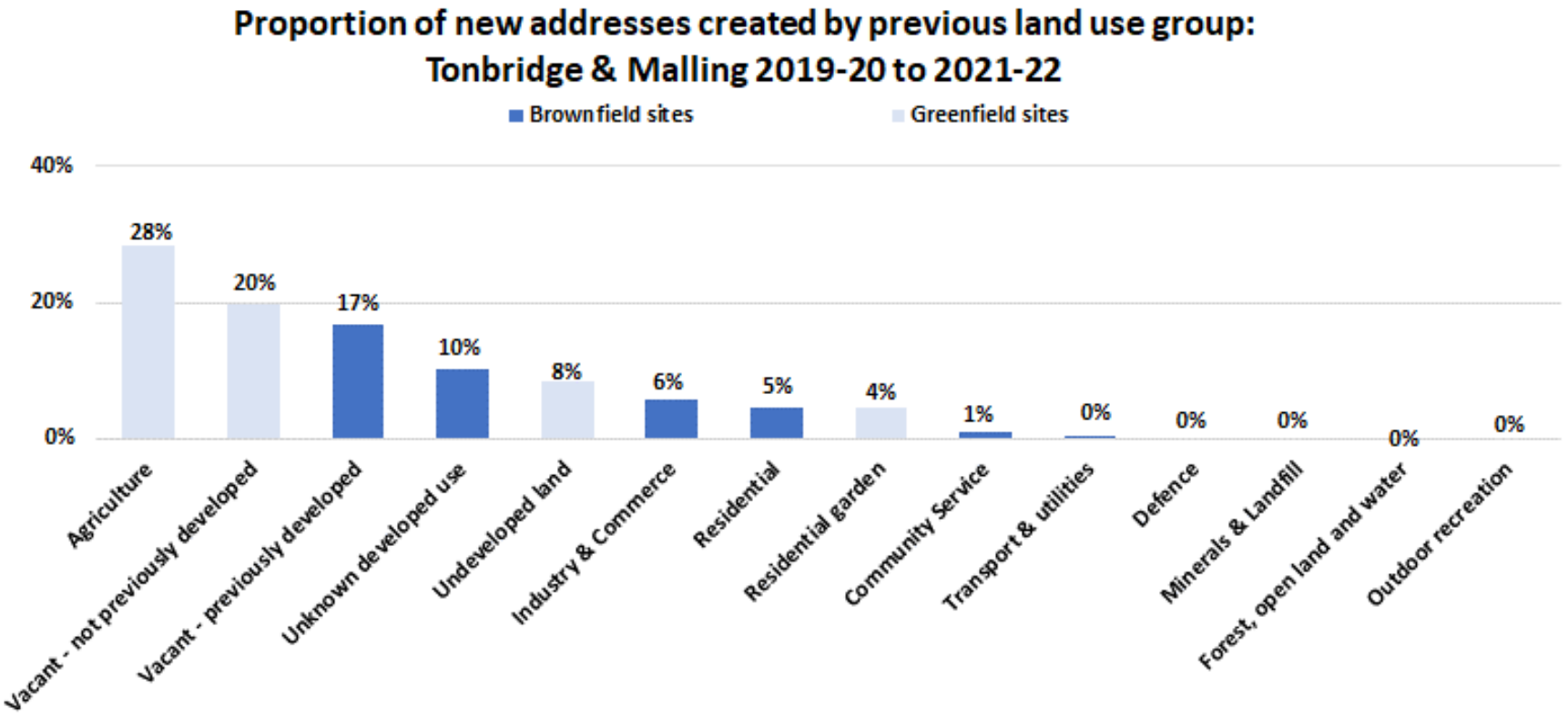
In Thanet, between 2019-20 to 2021-22, the largest proportions of new residential addresses on brownfield sites were on residential land (24%) and land of unknown developed use (12%). The largest proportions of new residential addresses on greenfield sites were on vacant-not previously developed land (18%) and agricultural land (16%).



Source: Land Use Change Statisics table 302: DLUHC October 2022, Chart Presented by Kent Analytics, Kent County Council

Tonbridge & Malling

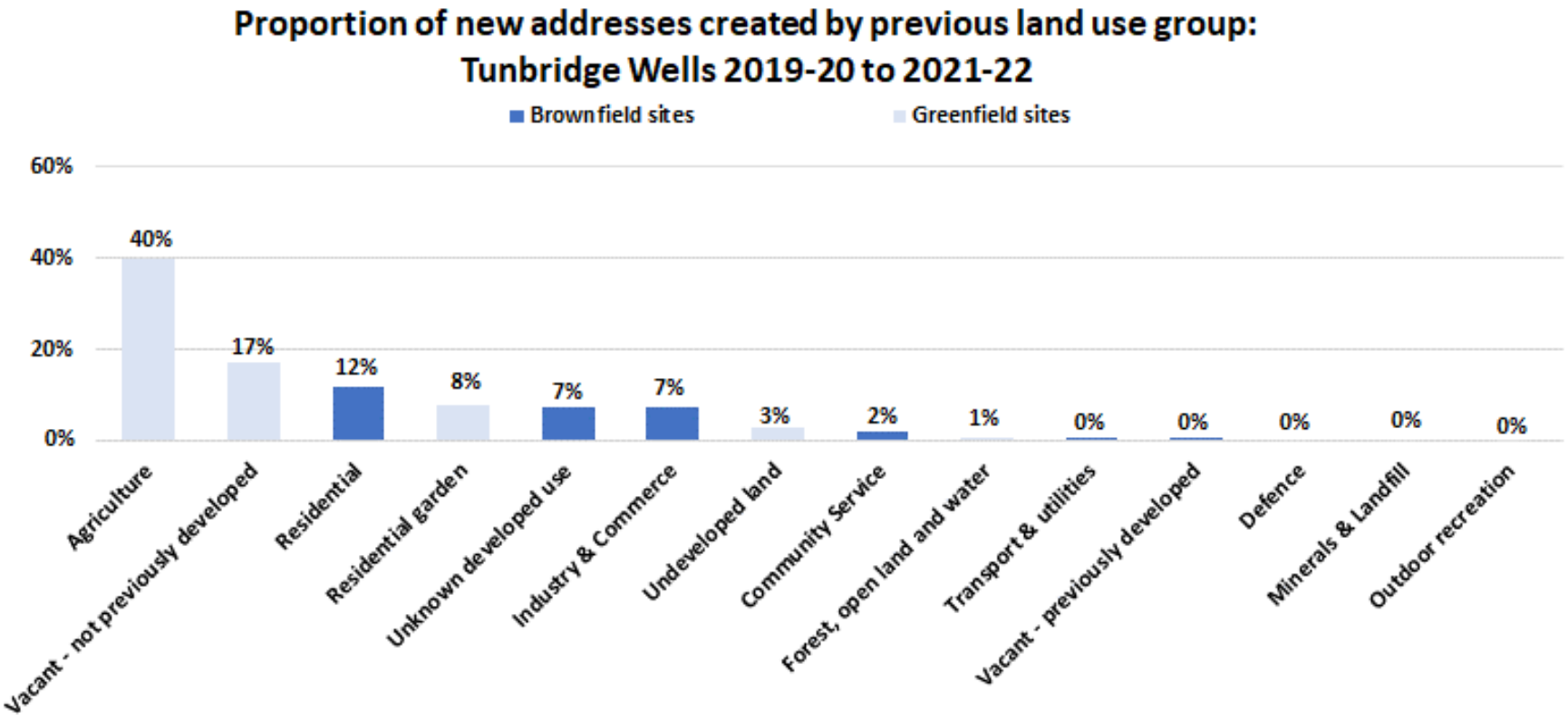
In Tonbridge & Malling, between 2019-20 to 2021-22, the largest proportions of new residential addresses on brownfield sites were on vacant - previously developed use land (17%) and land of unknown developed use (10%). The largest proportions of new residential addresses on greenfield sites were on agricultural land (28%) and vacant – not previously developed land at 20%.



Source: Land Use Change Statisics table 302: DLUHC October 2022, Chart Presented by Kent Analytics, Kent County Council

Tunbridge Wells

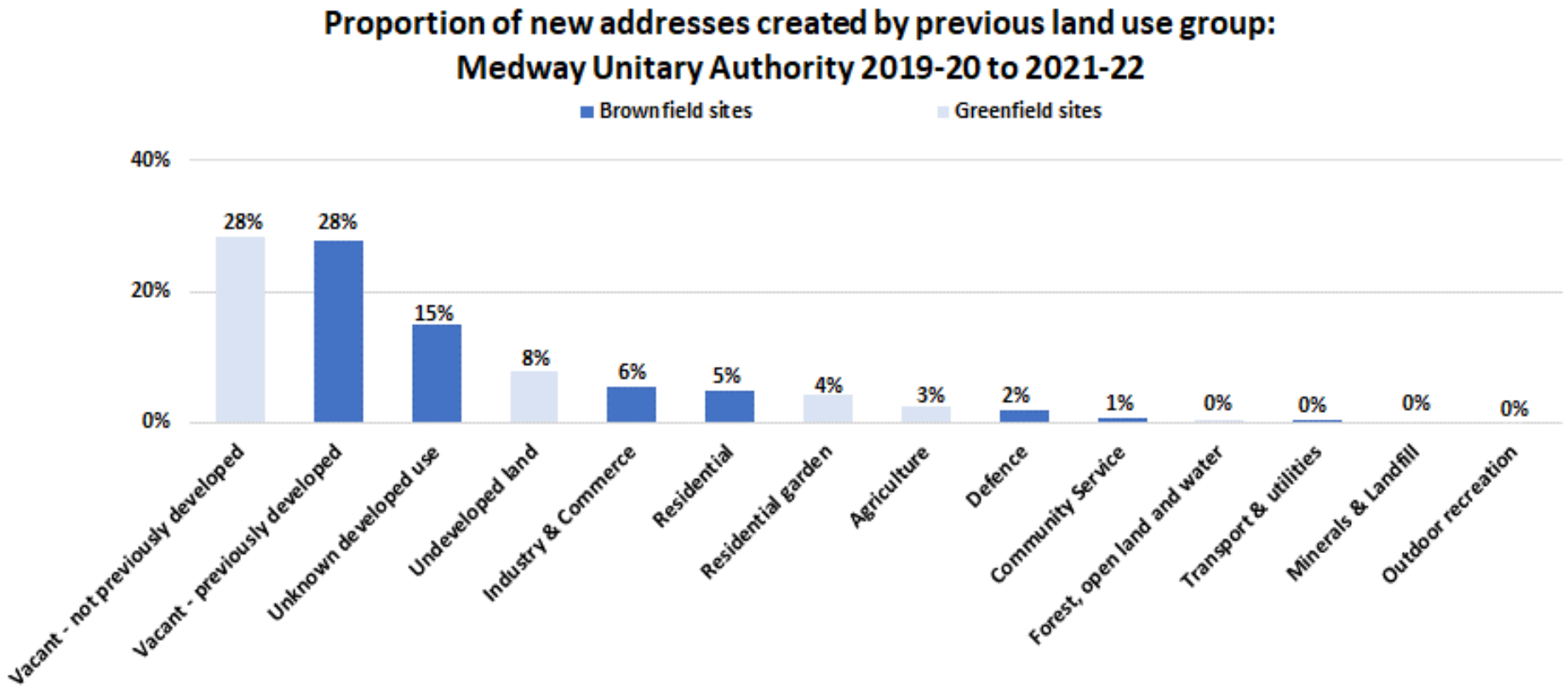
In Tunbridge Wells, between 2019-20 to 2021-22, the largest proportions of new residential addresses on brownfield sites were on other residential land (12%) and land of unknown developed use (7%). The largest proportions of new residential addresses on greenfield sites were on agricultural land (40%) and vacant – not previously developed land (17%).



Source: Land Use Change Statisics table 302: DLUHC October 2022, Chart Presented by Kent Analytics, Kent County Council

Medway Unitary Authority

In Medway Unitary Authority, between 2019-20 to 2021-22, the largest proportions of new residential addresses on brownfield sites were on vacant-previously developed land (28%) and land of unknown developed use (15%). The largest proportions of new residential addresses on greenfield sites were on vacant-not previously developed land (28%) and undeveloped land (8%).



Source: Land Use Change Statisics table 302: DLUHC October 2022, Chart Presented by Kent Analytics, Kent County Council

Related documents

Further information can be found on the Kent Analytics Housing statistics webpages about housing in Kent.

These include information about:

- New housing
- House and land prices
- Housing stock

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