

Land use in Kent local authorities 2017

Related Documents

The [Housing Statistics](#) web page contains more information which you may find useful.

New Housing presents housing completions and rates of development in Kent from the Housing Information Audit (HIA).

House and land prices provide data on house prices and sales, Land and rent prices and land use.

Housing stock presents current housing stock figures and Council Tax data.

NOTE: within this bulletin 'Kent' refers to the Kent County Council (KCC) area which excludes Medway

Contact details

Strategic Commissioning- Analytics:

Kent County Council
Sessions House
Maidstone
Kent ME14 1XQ

Email: research@kent.gov.uk

Tel: 03000 417444

This bulletin presents new experimental statistics published in May 2019 by the MHCLG (Ministry of Housing, Communities and Local Government) looking at Land Use in local authorities in England. Figures are only available for local authority districts.

Summary of findings

- As at April 2017 an estimated 91.7% of land in England was undeveloped, 8.2% was developed land and 0.2% was vacant
- Dartford district had the highest proportion of developed land (22.6%) and Ashford had the smallest proportion (5.9%)
- The largest developed land use was transport and utilities which accounted for around half of all developed land
- The largest non-developed land use in all areas in Kent was agriculture
- Dartford had the highest proportion of developed Green Belt land (10.8%) and the highest proportion of developed land within National Flood Zone 3 (34.4%)
- Folkestone and Hythe had the highest proportion of land within National Flood Zone 3 (43.4%) significantly higher than any other local authority in Kent
- Ashford district had the highest proportion of land within the flood zone used for agricultural uses

Introduction

In May 2019 the Ministry of Housing, Communities and Local Government (MHCLG) published new experimental statistics looking at how different land uses are distributed across England and English local authority districts.

Land uses are classified into 28 land use categories and are split between developed and non-developed land use types. Statistics on land uses within the Green Belt and within areas of high flood risk are also presented. Data are based on a snapshot of land use in England in April 2017.

Previously developed land			Non-previously developed land		
Group	Category (codes)		Group	Category (codes)	
Residential	<input type="checkbox"/> Residential	(R)	Agriculture	<input type="checkbox"/> Agricultural land	(A)
	<input type="checkbox"/> Institutional and communal Accommodation	(Q)		<input type="checkbox"/> Agricultural buildings	(B)
Transport and Utilities	<input type="checkbox"/> Highways and road transport	(H)	Forestry, open land and water	<input type="checkbox"/> Forestry and woodland	(F)
	<input type="checkbox"/> Transport (other)	(T)		<input type="checkbox"/> Rough grassland and Bracken	(G)
	<input type="checkbox"/> Utilities	(U)		<input type="checkbox"/> Natural and semi-natural Land	(N)
<input type="checkbox"/> Industry	(I)	<input type="checkbox"/> Water		(W)	
Industry and Commerce	<input type="checkbox"/> Offices	(J)	Outdoor recreation	<input type="checkbox"/> Outdoor recreation	(O)
	<input type="checkbox"/> Retailing	(K)		Vacant	<input type="checkbox"/> Vacant land not previously developed
	<input type="checkbox"/> Storage and warehousing	(S)	Residential Gardens		<input type="checkbox"/> Residential Gardens
	<input type="checkbox"/> Community buildings	(C)	Undeveloped land	<input type="checkbox"/> Undeveloped land in urban areas	(X)
<input type="checkbox"/> Leisure and recreational Buildings	(L)				
Vacant	<input type="checkbox"/> Vacant land previously Developed	(V - PDL)			
Minerals and landfill	<input type="checkbox"/> Minerals	(M)			
	<input type="checkbox"/> Landfill waste disposal	(Y)			
Defence	<input type="checkbox"/> Defence	(D)			
Other developed use	<input type="checkbox"/> Unidentified building	(~B)			
	<input type="checkbox"/> Unidentified general manmade surface	(~M)			
	<input type="checkbox"/> Unidentified structure	(~S)			

These experimental statistics are estimates of land use. They are not focussed on a single date as they are derived from a range of products which each have their own publication dates spread out over a number of weeks. MHCLG have chosen to centre these statistics around 1st April.

Vacant land is identified as unclassified land, bounded by hoardings and not yet attributed to an address. It is not possible to define whether the vacant land is of a developed or non-developed land use type.

Residential land is limited to the ground footprint area.

Only buildings can be classified as “defence” use. Large areas such as firing ranges and military airfields can not currently be identified.

The Green Belt analysis is based on annually updated data sets of digitised boundaries provided to MHCLG by local authorities. Land can only be removed from the Green Belt through the local planning process. Land uses have been mapped against Green Belt boundaries for 2016-17, published by MHCLG.

Land uses have been mapped against National Flood Zone 3 for 2016 published by the Environment Agency. Only areas identified as having a 1% or greater annual probability of fluvial flooding or a 0.5% or greater annual probability of tidal flooding are included in the data.

Data are published at local authority district/unitary authority level. The data are percentages and can not be aggregated to provide a county figure.

All percentages are rounded to 1 decimal point so may not sum to 100.

As a new experimental statistic MHCLG are inviting feedback in a [consultation on land use change statistics](#) (deadline for comments 31st July 2019).

Analysis

Nationally the vast majority of land is non-developed land (91.7%).

Ashford has the highest proportion of non-developed land (93.9%) and the lowest proportion of developed land (5.9%) in Kent.

Dartford has the highest proportion of developed land (22.6%).

Table 1: Land uses – percentage of total land

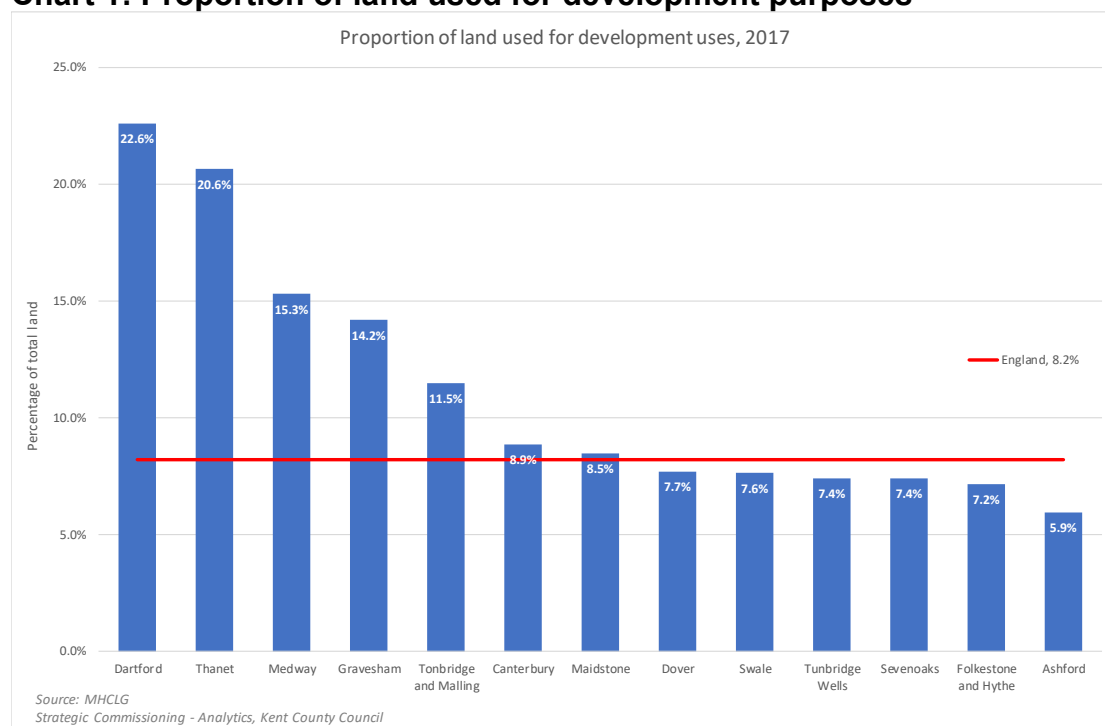
Land Uses - % of total land			
	Developed land	Non-developed land	Vacant land
2017			
England	8.2	91.7	0.2
Ashford	5.9	93.9	0.1
Canterbury	8.9	91.1	0.0
Dartford	22.6	75.9	1.5
Dover	7.7	92.0	0.3
Folkestone and Hythe	7.2	92.7	0.1
Gravesham	14.2	85.6	0.3
Maidstone	8.5	91.3	0.2
Medway	15.3	84.5	0.2
Sevenoaks	7.4	92.5	0.1
Swale	7.6	92.1	0.2
Thanet	20.6	78.9	0.4
Tonbridge and Malling	11.5	88.1	0.4
Tunbridge Wells	7.4	92.5	0.1

MHCLG Land Use in England 2017 Experimental Statistics: P400-P402.

Data is provided by Ordnance Survey and derived from their AddressBase and Mastermap Topography Layer products Presented by: Strategic Commissioning - Analytics, Kent County Council

Six Kent authorities have a lower proportion of developed land than the national average of 8.2%.

Chart 1: Proportion of land used for development purposes



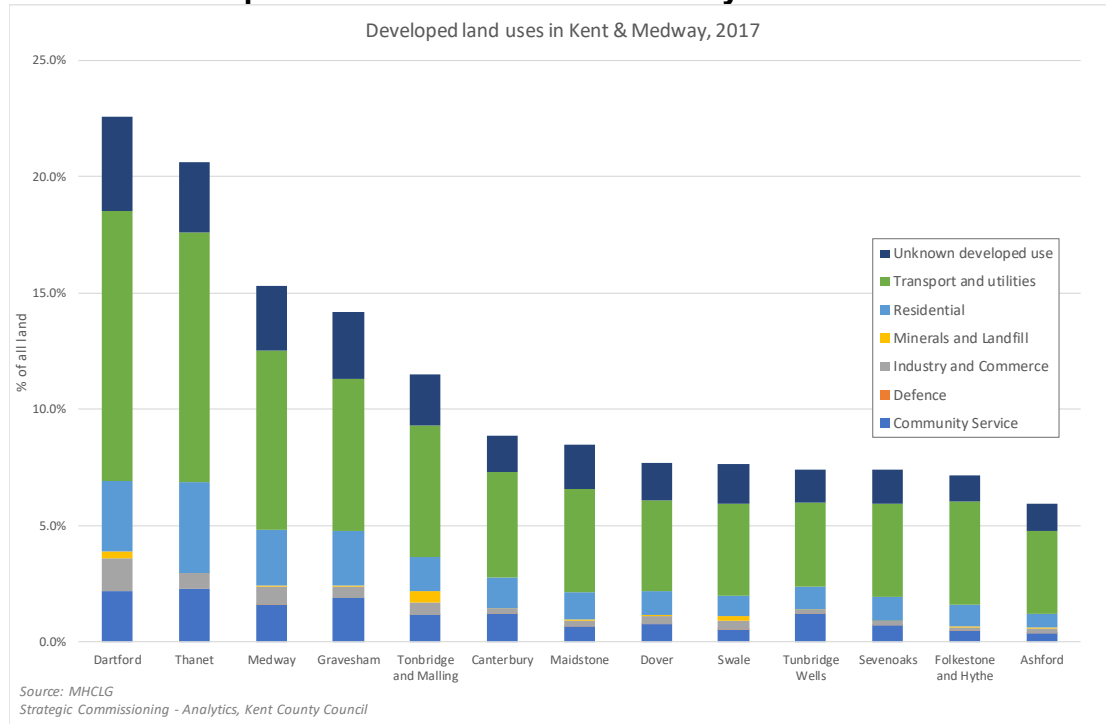
Most developed land is developed for transport and utilities. On average it accounts for half of the total developed land.

Table 2: Developed land uses - percentage of total land

Developed Land Uses - % of total land									
2017	Community Service	Defence	Industry and Commerce	Minerals and Landfill	Residential	Transport and utilities	Unknown developed use	Total	
England	0.7	0.0	0.4	0.1	1.1	4.2	1.7	8.2	
Ashford	0.4	0.0	0.2	0.0	0.6	3.5	1.2	5.9	
Canterbury	1.2	0.0	0.2	0.0	1.4	4.5	1.5	8.9	
Dartford	2.2	0.0	1.4	0.3	3.0	11.6	4.1	22.6	
Dover	0.8	0.0	0.3	0.1	1.0	3.9	1.6	7.7	
Folkestone and Hythe	0.5	0.0	0.1	0.1	0.9	4.4	1.1	7.2	
Gravesham	1.9	0.0	0.5	0.1	2.3	6.6	2.9	14.2	
Maidstone	0.7	0.0	0.2	0.0	1.2	4.5	1.9	8.5	
Medway	1.6	0.0	0.8	0.0	2.4	7.7	2.8	15.3	
Sevenoaks	0.7	0.0	0.2	0.0	1.0	4.0	1.5	7.4	
Swale	0.5	0.0	0.4	0.2	0.9	3.9	1.7	7.6	
Thanet	2.3	0.0	0.7	0.0	3.9	10.8	3.0	20.6	
Tonbridge and Malling	1.1	0.0	0.5	0.5	1.5	5.7	2.2	11.5	
Tunbridge Wells	1.2	0.0	0.2	0.0	1.0	3.6	1.4	7.4	

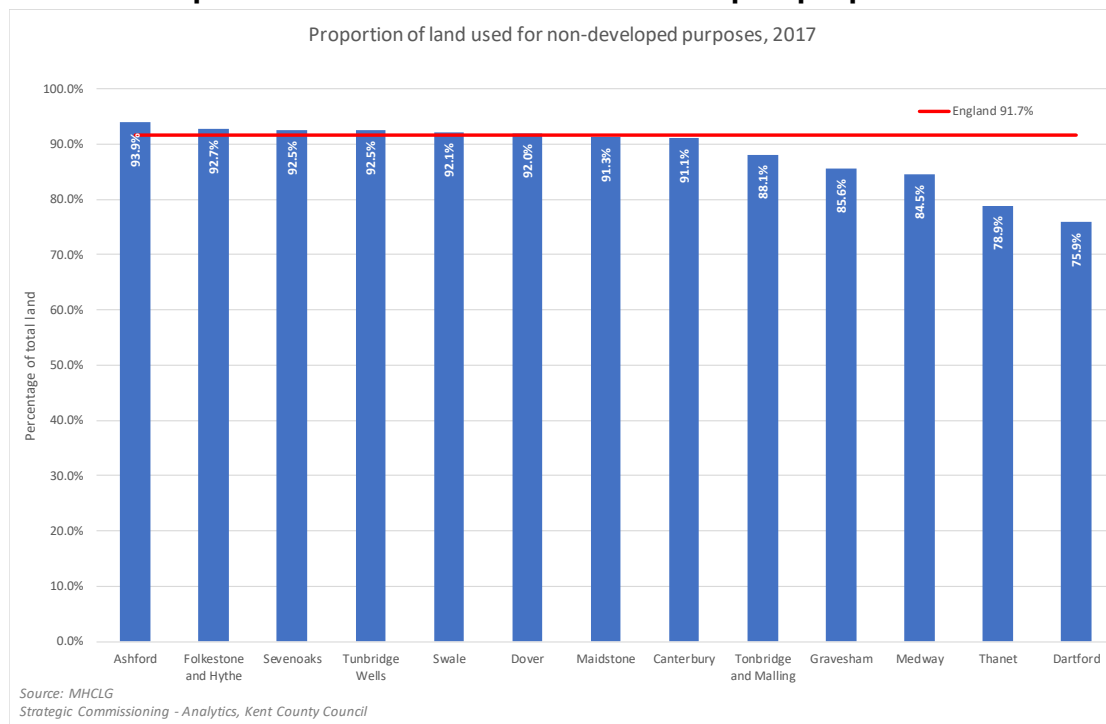
MHCLG Land Use in England 2017 Experimental Statistics: P400-P402.
Data is provided by Ordnance Survey and derived from their AddressBase and Mastermap Topography Layer products
Presented by: Strategic Commissioning - Analytics, Kent County Council

Chart 2: Developed land uses in Kent & Medway



The majority of land in Kent and Medway is used for non-developed purposes. Six Kent authorities have a greater proportion of non-developed land than the national average of 91.7%.

Chart 3: Proportion of land used for non-developed purposes



The majority of land is used for agriculture. Nationally 63.1% of all land is used for agriculture. Four local authorities have a higher proportion of land used for agriculture than the national average.

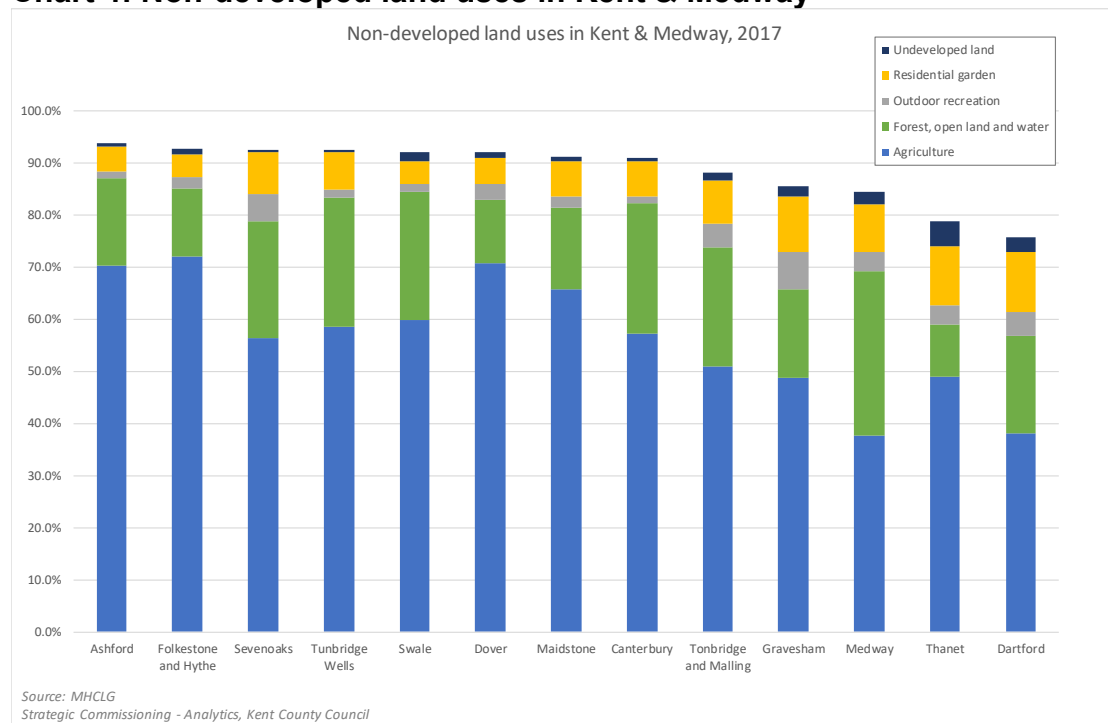
Table 3: Non-developed land uses – percentage of total land

2017	Agriculture	Forest, open land and water	Outdoor recreation	Residential garden	Undeveloped land	Total
England	63.1	20.9	2.1	4.8	0.8	91.7
Ashford	70.4	16.7	1.4	4.6	0.8	93.9
Canterbury	57.3	25.0	1.4	6.6	0.8	91.1
Dartford	38.1	18.8	4.5	11.6	2.9	75.9
Dover	70.9	12.1	2.9	5.2	0.9	92.0
Folkestone and Hythe	72.0	13.2	2.0	4.4	1.1	92.7
Gravesham	48.8	17.0	7.1	10.7	2.0	85.6
Maidstone	65.7	15.7	2.3	6.7	0.9	91.3
Medway	37.7	31.5	3.8	9.1	2.3	84.5
Sevenoaks	56.5	22.3	5.3	7.9	0.5	92.5
Swale	59.9	24.6	1.5	4.3	1.7	92.1
Thanet	49.1	9.9	3.9	11.3	4.8	78.9
Tonbridge and Malling	51.1	22.8	4.6	8.4	1.4	88.1
Tunbridge Wells	58.6	24.8	1.6	7.1	0.4	92.5

MHCLG Land Use in England 2017 Experimental Statistics: P400-P402.

Data is provided by Ordnance Survey and derived from their AddressBase and Mastermap Topography Layer products Presented by: Strategic Commissioning - Analytics, Kent County Council

Chart 4: Non-developed land uses in Kent & Medway



Land use in Green Belt areas

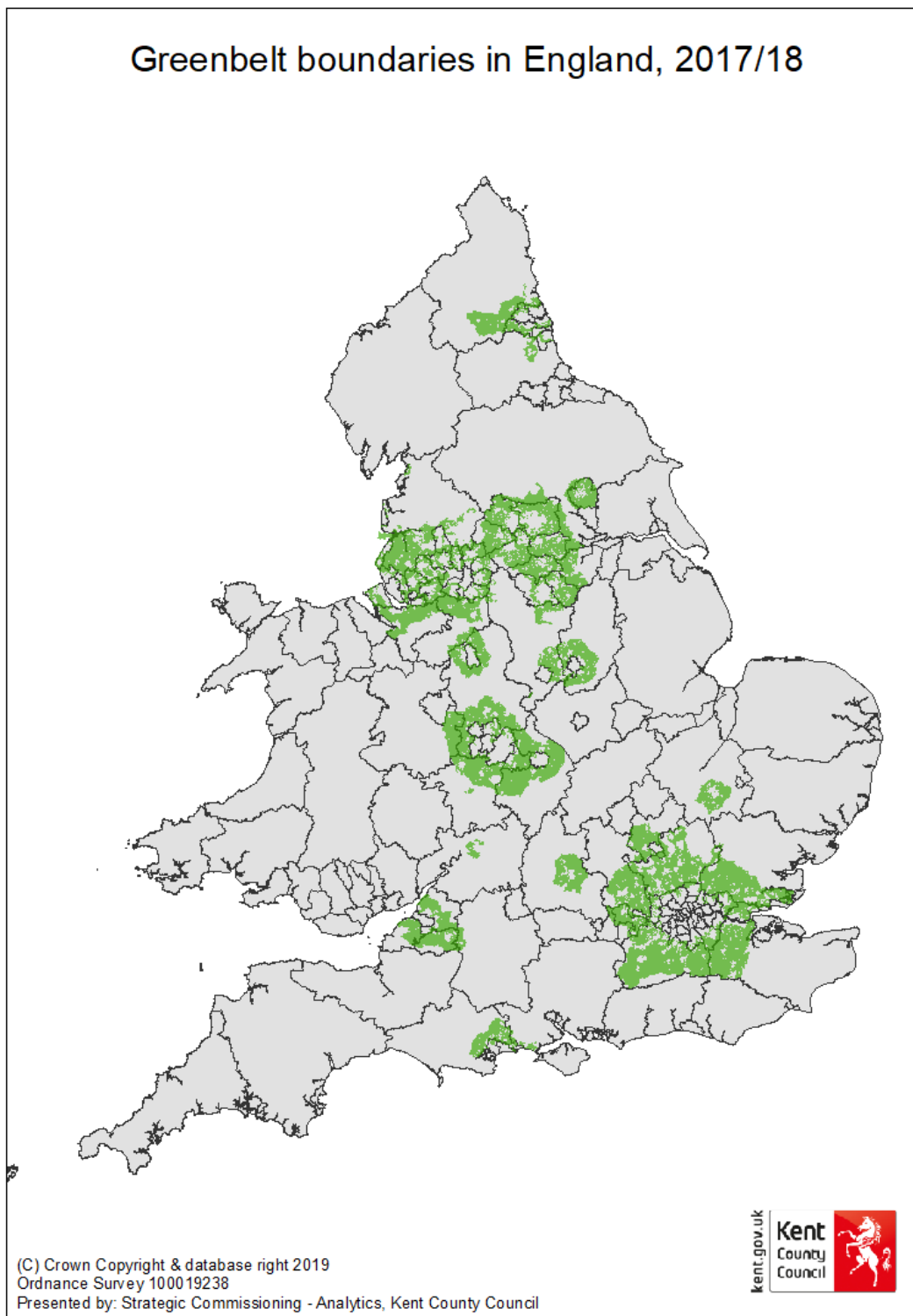
The Green Belt is a policy for controlling urban growth. The main purpose of the Green Belt policy is to protect the land around larger urban centres from urban sprawl and maintain the designated area for forestry and agriculture as well as to provide habitat to wildlife.

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 for protecting Green Belt land set out in the National Planning Policy Framework.

Map 1 shows land designated as Green Belt as at 31 March 2017.

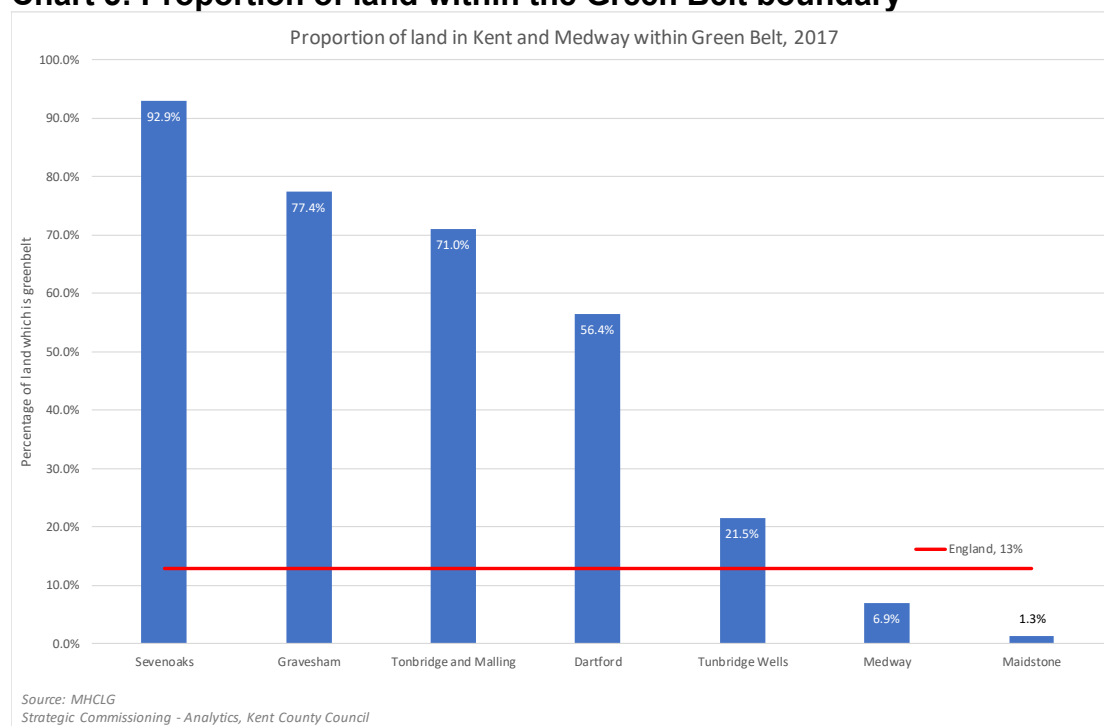
12.5% of land in England was designated Green Belt land (1,629,510 hectares). In Kent and Medway 72,240 hectares was designated as Green Belt across seven local authority areas; Dartford, Gravesham, Maidstone, Medway, Sevenoaks, Tonbridge & Malling and Tunbridge Wells.

Map 1: English Green Belt boundaries



In Kent Sevenoaks has the highest proportion of land within the Green Belt boundary (92.9%).

Chart 5: Proportion of land within the Green Belt boundary



Nationally 7.9% of all land within Green Belt boundaries is developed, more than half of which was for transport and utilities purposes.

Dartford district has the highest proportion of Green Belt land which has been developed within Kent.

Sevenoaks has the lowest proportion of Green Belt land used for developed uses in Kent (5.4%).

Table 4: Developed land uses in Green Belt areas - percentage

Developed land uses within Green Belt boundary - % green belt land

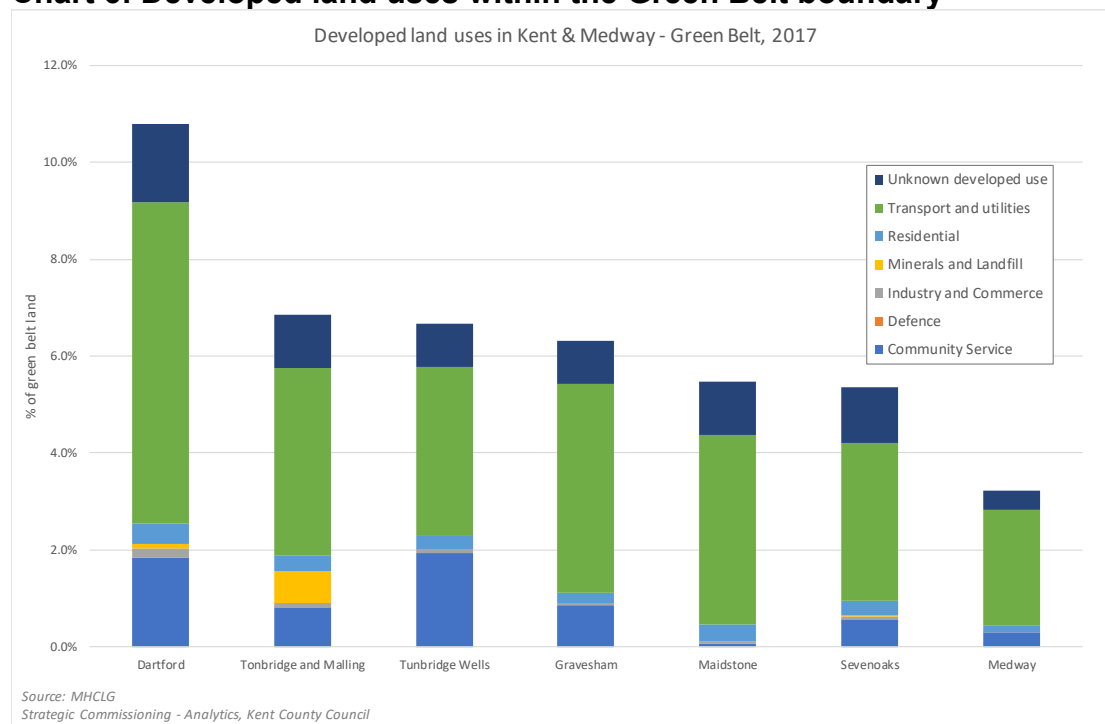
2017	Community		Industry and Minerals		Residential	Transport and utilities	Unknown and developed use	Total
	Service	Defence	Commerce	and Landfill				
England	1.2	0.0	0.1	0.2	0.3	4.4	1.7	7.9
Dartford	1.8	0.0	0.2	0.1	0.4	6.6	1.6	10.8
Gravesham	0.9	0.0	0.0	0.0	0.2	4.3	0.9	6.3
Maidstone	0.1	0.0	0.0	0.0	0.4	3.9	1.1	5.5
Medway	0.3	0.0	0.0	0.0	0.1	2.4	0.4	3.2
Sevenoaks	0.6	0.0	0.1	0.0	0.3	3.3	1.1	5.4
Tonbridge and Malling	0.8	0.0	0.1	0.7	0.3	3.9	1.1	6.9
Tunbridge Wells	1.9	0.0	0.1	0.0	0.3	3.5	0.9	6.7

MHCLG Land Use in England 2017 Experimental Statistics: P400-P402.

Area of land in Green Belt expressed as a percentage of the local authority land area within the Green Belt boundary for 2016/17.

Presented by: Strategic Commissioning - Analytics, Kent County Council

Chart 6: Developed land uses within the Green Belt boundary



The majority of Green Belt land in England is used for agricultural uses. 56.8% of this land is used for agriculture with a further 22.6% being forest, open land or water.

Sevenoaks has the highest proportion of undeveloped Green Belt land within Kent.

Table 5: Non-developed land uses in Green Belt areas - percentage

Non-Developed land uses within Green Belt boundary - % Green Belt land

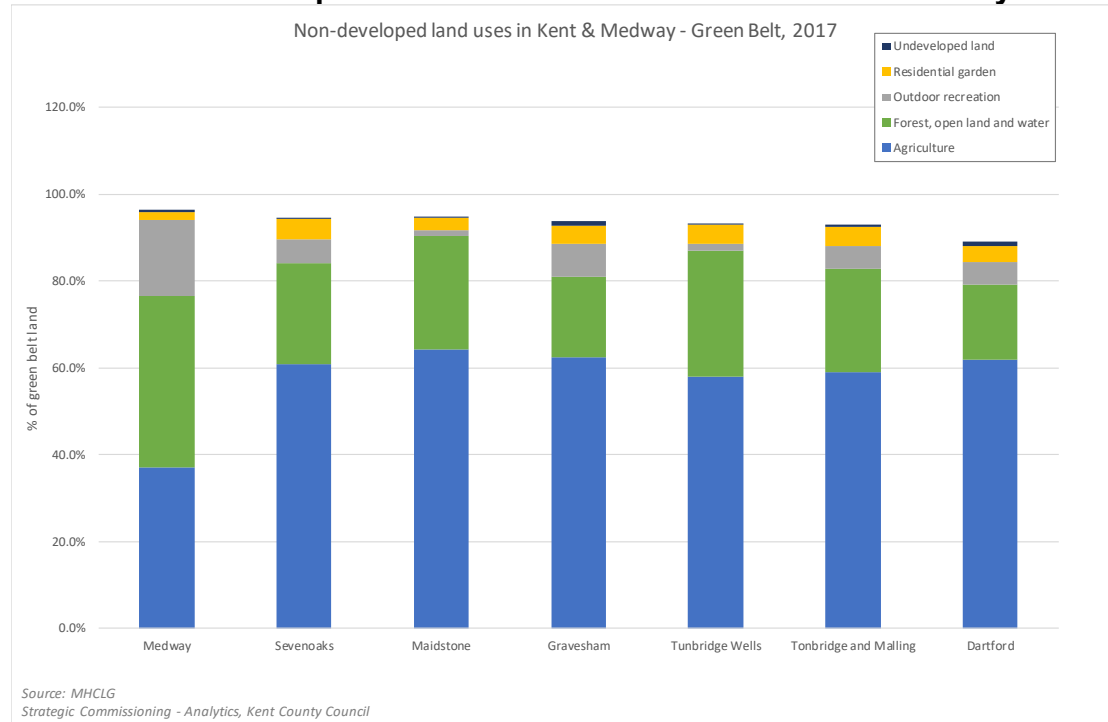
	2017	Agriculture	Forest, open land and water	Outdoor recreation	Residential garden	Undeveloped land	Total
England		56.8	22.6	7.3	3.1	2.0	91.8
Dartford		61.8	17.4	5.2	3.9	1.1	89.2
Gravesham		62.3	18.7	7.5	4.2	1.0	93.7
Maidstone		64.2	26.2	1.2	2.9	0.0	94.5
Medway		37.1	39.6	17.4	1.9	0.4	96.3
Sevenoaks		60.8	23.3	5.5	4.8	0.3	94.6
Tonbridge and Malling		59.0	23.9	5.1	4.6	0.5	93.1
Tunbridge Wells		58.1	29.0	1.6	4.3	0.2	93.1

MHCLG Land Use in England 2017 Experimental Statistics: P400-P402.

Area of land in Green Belt expressed as a percentage of the local authority land area within the Green Belt boundary for 2016/17.

Presented by: Strategic Commissioning - Analytics, Kent County Council

Chart 6: Non-developed land uses within the Green Belt boundary



Land usage in National Flood Zone 3

The Environment Agency (EA) has devised a set of flood zones for guidance for developers, councils and communities to explain the probability of river and sea flooding, ignoring the presence of flood defences. There are essentially three flood zones.

Zone 1: Land having a less than 1 in 1,000 annual probability of river or sea flooding.

Zone 2: Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.

Zone 3: Land having a 1 in 100 or greater annual probability of river flooding or land having a 1 in 200 or greater annual probability of sea flooding. Flood zone 3 also contains land where water has to flow or be stored in times of flood.

Local authorities have to take flood zones into account when considering location and potential future flood risks to developments and land uses.

The MHCLG land use estimates only present information for those local authorities within National Flood Zone 3 which have a 1% or greater annual probability of fluvial flooding or a 0.5% or greater annual probability of tidal flooding.

10% of land in England is defined as being within National Flood Zone 3.

Within Kent Folkestone and Hythe has the highest proportion of land within National Flood Zone 3 (43.4%).

Table 6: Proportion of land within National Flood Zone 3

2017	% that is National Flood Zone 3
England	10
Ashford	13.0
Canterbury	10.8
Dartford	12.9
Dover	11.6
Folkestone and Hythe	43.4
Gravesham	9.6
Maidstone	11.9
Medway	28.7
Sevenoaks	4.6
Swale	26.4
Thanet	9.9
Tonbridge and Malling	10.2
Tunbridge Wells	6.8

Land assessed, ignoring the presence of flood defences, as having a 1% or greater annual probability of fluvial flooding or a 0.5% or greater annual probability of tidal flooding.

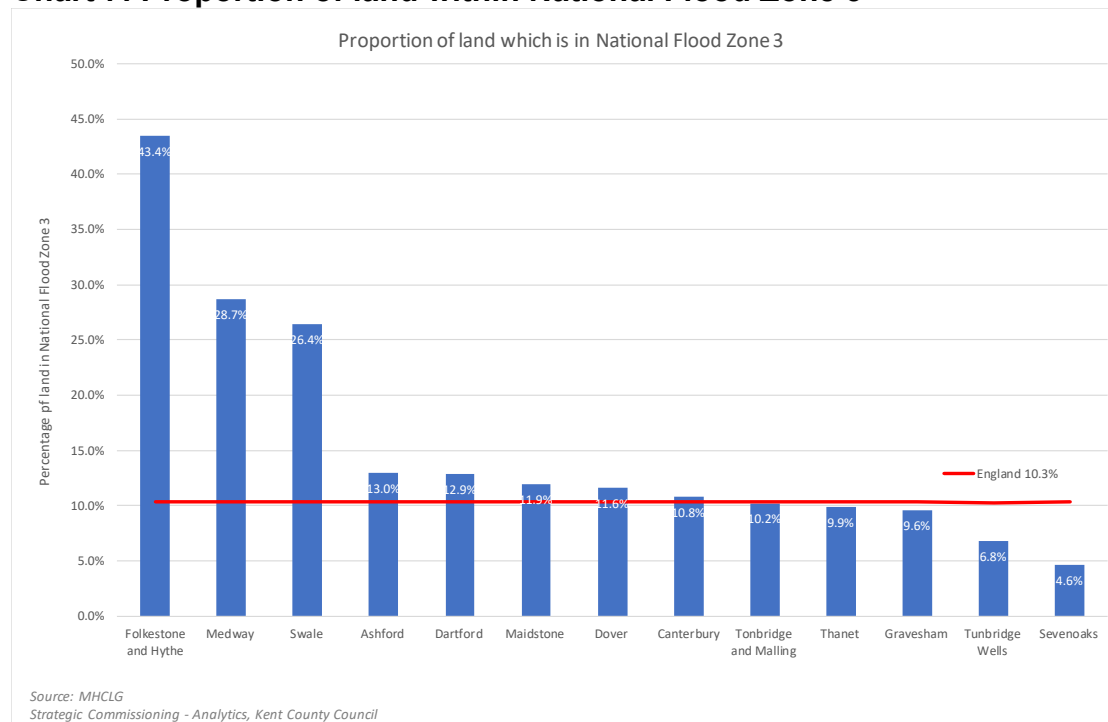
Area of land in National Flood Zone 3 expressed as a percentage of the local authority land area.

Land uses have been mapped against the National Flood Zone 3 map for 2016.

Presented by: Strategic Commissioning - Analytics, Kent County Council

Seven authorities within Kent have a higher proportion of land within National Flood Zone 3 than the national average.

Chart 7: Proportion of land within National Flood Zone 3



Nationally 6.1% of land within Flood Zone 3 has a developed land use. This proportion varies across Kent. Ashford has the lowest proportion of land within the flood zone having a developed use (2.6%) while in Dartford 34.4% of flood zone land is developed.

Dartford, Gravesham and Tonbridge and Malling have a significantly higher proportion of land within Flood Zone 3 that is developed.

Table 7: Developed land uses in areas within Flood Zone 3 - percentage

2017	Community Service	Defence	Industry and Commerce	Minerals and Landfill	Residential	Transport and utilities	Unknown developed use	Total
England	0.3	0.0	0.4	0.0	0.6	3.1	1.6	6.1
Ashford	0.1	0.0	0.1	0.0	0.1	1.9	0.5	2.6
Canterbury	0.3	0.0	0.2	0.0	0.5	2.3	1.1	4.4
Dartford	0.1	0.0	7.5	0.1	0.7	15.3	10.7	34.4
Dover	0.0	0.0	0.6	0.0	0.3	2.9	1.5	5.3
Folkestone and Hythe	0.1	0.0	0.0	0.1	0.4	2.5	0.7	3.8
Gravesham	0.0	0.0	1.5	0.0	0.6	3.6	7.1	12.8
Maidstone	0.1	0.0	0.2	0.0	0.3	3.0	1.3	4.9
Medway	0.1	0.0	0.6	0.0	0.2	6.4	2.2	9.5
Sevenoaks	0.0	0.0	0.2	0.0	0.3	1.4	0.8	2.8
Swale	0.2	0.0	0.6	0.0	0.4	2.6	1.5	5.4
Thanet	0.0	0.0	0.0	0.0	0.0	2.2	1.1	3.4
Tonbridge and Malling	1.1	0.0	1.8	1.0	0.8	4.2	4.0	12.9
Tunbridge Wells	0.0	0.0	0.6	0.0	0.3	2.3	1.4	4.6

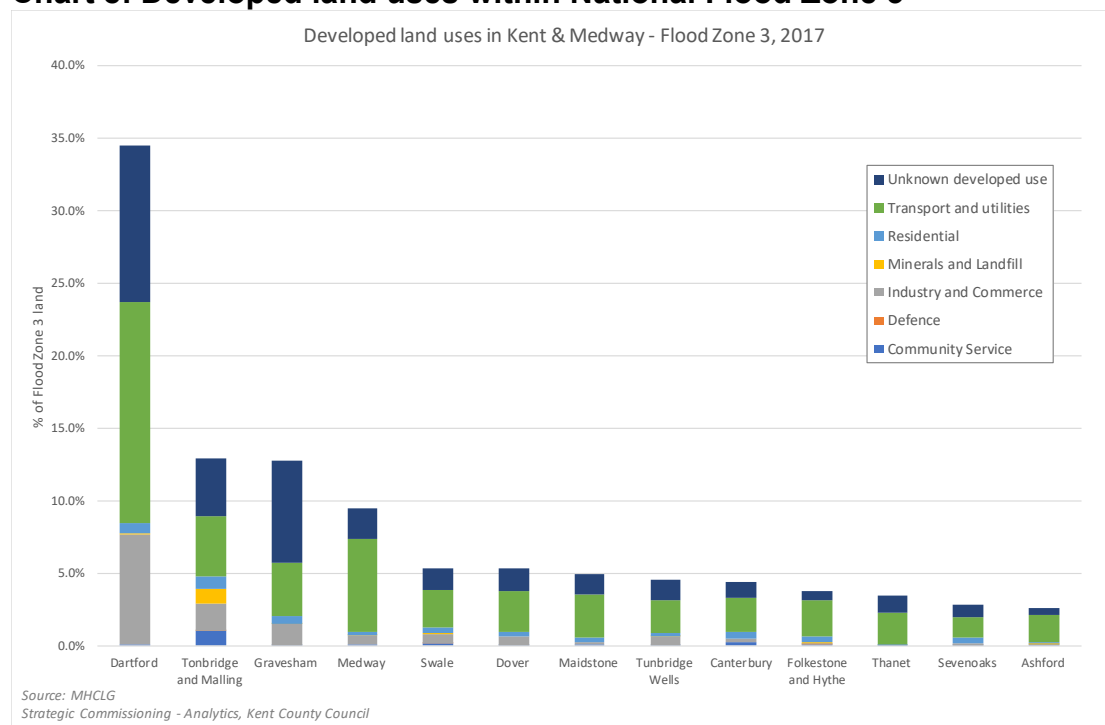
Land assessed, ignoring the presence of flood defences, as having a 1% or greater annual probability of fluvial flooding or a 0.5% or greater annual probability of tidal flooding.

Area of land in National Flood Zone 3 expressed as a percentage of the local authority land area.

Land uses have been mapped against the National Flood Zone 3 map for 2016.

Presented by: Strategic Commissioning - Analytics, Kent County Council

Chart 8: Developed land uses within National Flood Zone 3



Nationally 93.8% of land within Flood Zone 3 has a non-developed use. Largely Agriculture makes up the highest proportion of non-developed flood zone land followed by forest, open land and water.

Table 7: Non-developed land uses in areas within Flood Zone 3 - percentage of total land

2017	Agriculture	Forest, open land and water	Outdoor recreation	Residential garden	Undeveloped land	Total
England	69.8	19.0	1.9	2.2	0.9	93.8
Ashford	86.1	8.2	1.3	0.8	0.9	97.4
Canterbury	47.7	43.5	1.1	2.3	0.9	95.6
Dartford	33.5	20.5	2.5	1.5	6.9	64.8
Dover	60.1	26.0	6.3	1.4	0.9	94.6
Folkestone and Hythe	85.7	7.0	0.9	2.0	0.4	96.1
Gravesham	66.9	14.7	0.5	1.5	2.9	86.4
Maidstone	77.1	13.4	1.5	2.8	0.3	95.1
Medway	40.9	47.5	0.7	0.6	0.6	90.2
Sevenoaks	65.9	26.9	1.8	2.1	0.5	97.2
Swale	45.3	45.7	1.0	1.2	1.2	94.4
Thanet	54.5	40.7	1.1	0.3	0.0	96.6
Tonbridge and Malling	44.2	24.6	12.4	3.7	1.9	86.8
Tunbridge Wells	78.8	12.6	1.3	2.3	0.4	95.4

Land assessed, ignoring the presence of flood defences, as having a 1% or greater annual probability of fluvial flooding or a 0.5% or greater annual probability of tidal flooding.

Area of land in National Flood Zone 3 expressed as a percentage of the local authority land area.

Land uses have been mapped against the National Flood Zone 3 map for 2016.

Presented by: Strategic Commissioning - Analytics, Kent County Council

Chart 8: Non-developed land uses within National Flood Zone 3

