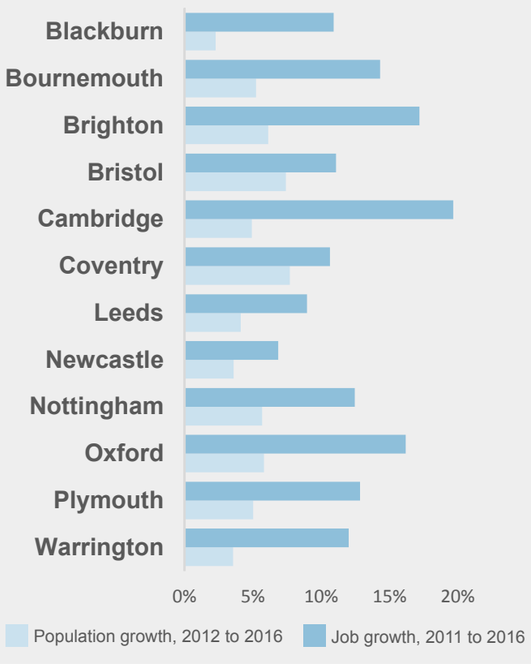
RTPI
Royal Town Planning Institute

The Location of Development: key findings

This study maps and analyses planning permissions for schemes of 50+ houses in twelve fast-growing city-regions, exploring some of the spatial factors that influence the sustainability of development patterns. The study is divided into two rounds to capture how these relationships have changed since the NPPF came into force in 2012.

The 12 city-regions, with population and employment growth

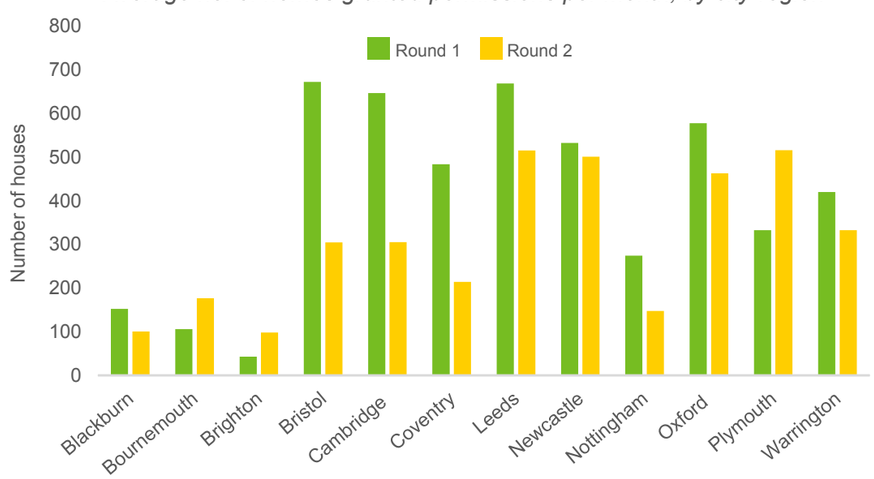


Round One: January 2012 to September 2015 (45 months)
Total number of schemes mapped: **704**
Total number of housing units: **165,607**

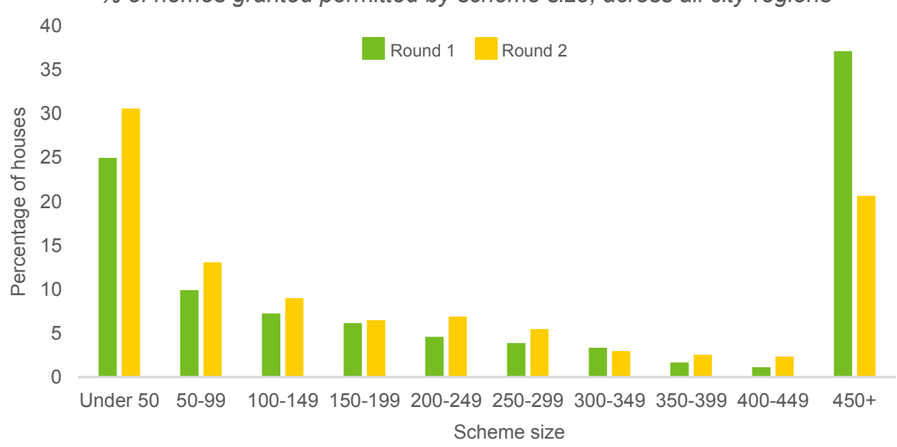
Round Two: October 2015 to September 2017 (24 months)
Total number schemes mapped: **336**
Total number of housing units: **61,149**

The twelve city-regions have a **combined population of 11.4 million** in 2016, up by 5% since 2012. They contain over **5.25 million jobs**, an increase of 11% since 2011. Between 2012 and 2017, planning permission was granted for **over 300,000 new houses** in the city-regions. 73% of these permissions were on sites of 50+ houses, representing **over 226,000 houses**. It is these major sites which are included in the spatial analysis.

Average no. of homes granted permissions per month, by city-region



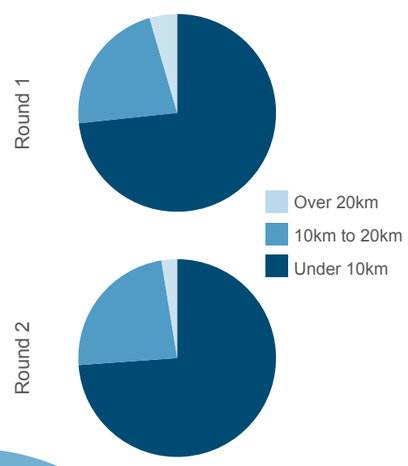
% of homes granted permitted by scheme size, across all city-regions



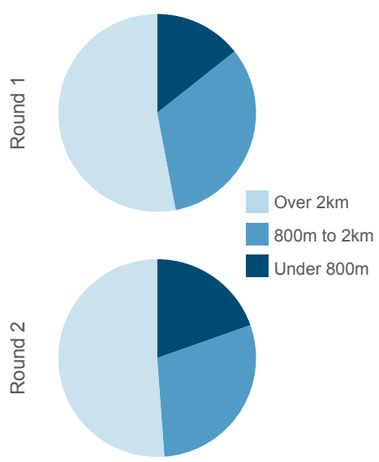
Spatial analysis

covering permissions on sites with 50 or more houses

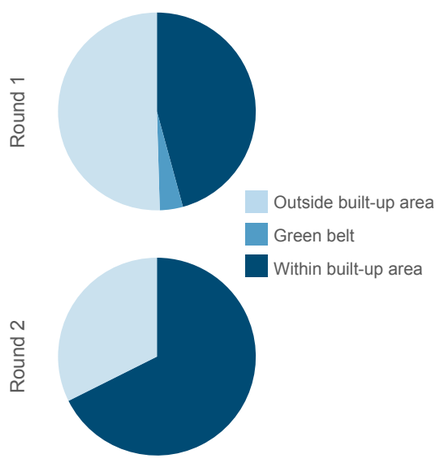
Proximity between housing permissions and major employment clusters



Proximity between housing permissions and railway stations



Location of housing permissions



Across the city-regions, new housing is being located relatively close to jobs. In both rounds of the study, 74% of permissions were within 10km of a major employment cluster. The proportion of permitted houses located over 20km from a major employment cluster decreased from 5% to 3%.

Across the city-regions, the majority of new housing is not being permitted within easy walking or cycling distance of a railway, metro or underground station. However, the proportion of permissions within 800 metres of a station increased from 14% to 20% over the course of the study.

Across the city-region, the proportion of permissions located within existing built-up areas has increased from 46% to 68%.

This analysis covers permissions for schemes with 50 or more houses. Smaller housing developments are not included

Data provided by EG

Mapping and analysis provided by HATCH