



Lewisham Local Plan: Proposed Submission (Regulation 18)

Residential Density Technical Paper

2020

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1. Introduction

About Lewisham's Local Plan

- 1.1 The Local Plan forms part of Lewisham council's statutory development plan alongside the London Plan and adopted neighbourhood plans. It is used in the determination of planning applications. It also helps to inform investment decisions made by the council, its key delivery partners and other stakeholders.
- 1.2 The current Local Plan comprises a suite of documents including the Core Strategy (2011), Site Allocations (2013), Development Management (2014) and Lewisham Town Centre Local Plan (2014). The council is now reviewing these documents in the preparation of a new Local Plan. The new plan, once adopted, will update and replace the existing aforementioned documents, bringing them together into a single document.
- 1.3 Lewisham's new Local Plan sets out a vision, strategic objectives and planning policies that together provide the overarching framework for the delivery of sustainable development in the Borough. It covers the twenty-year period from 2020 to 2040. The plan will help to support implementation of the draft London Plan and its aspirations for achieving 'Good Growth' locally, recognising that Lewisham is an integral part of London.

Purpose

- 1.4 This is a technical paper to help inform the preparation of Lewisham's new Local Plan 2020-2040. In particular, the paper will assist in the consideration of the site capacity work underpinning the strategic site allocation policies included within the 'Neighbourhoods and Places' section of the local plan.
- 1.5 The paper aims to help sense check the deliverability of residential densities (e.g. number of units per hectare) proposed by the site allocations which do not have existing planning consent or are not at the pre-application stage. Sense checking the deliverability of proposed densities was achieved by taking into account recent development trends, including average residential densities on schemes that have been approved within the borough, and where variations arise in light of locality, character and infrastructure provision.
- 1.6 This paper should be read in conjunction with Site Allocations Background Paper 2020; Section 6 in particular which addresses 'how indicative site capacities were set'.

Methodology

1.7 The paper draws on the analysis of real development schemes in the Borough. The data set used amounted to 88 planning applications which consisted of major approvals from live planning permissions and completions since 2015. The sample was collated and analysed according to the five character areas of the borough, as proposed in the draft Local Plan, so the resultant average of residential densities achieved are more place specific. In addition, the data was also organised into the area in and around the A21 corridor (Lewisham High Street, Rushey Green and Bromley Road).

Data summary

*Table 1: Residential densities on schemes that have been approved in areas with **high** infrastructure provision.*

Area	400m buffer around district and major centres		400m buffer around stations		PTAL's 4 to 6	
	Average	Range	Average	Range	Average	Range
North	227	53 - 472	254	68 - 305	237	68 - 472
Central	395	114 - 1287	396	29 - 1287	395	115 - 1287
East	211	83 - 564	173	95 - 258	204	156 - 258
West	128	15 - 174	198	142 - 294	190	142 to 294
South	N/A	N/A	157	132 - 182	N/A	N/A
A21	304	83 - 1287	304	156 - 1287	371	115 - 1287

*Table 2: Residential densities on schemes that have been approved in areas with **average** infrastructure provision.*

Area	Between 400m and 800m buffer around district and major centres		Between 400m and 800m buffer around stations		PTAL's 2 to 3	
	Average	Range	Average	Range	Average	Range
North	253	117 - 497	228	68 - 472	229	53 - 497
Central	395	N/A	333	153 - 667	150	29 - 241
East	178	160 - 189	198	83 - 564	180	83 - 564
West	49	24 - 74	49	15 - 174	76	15 - 174
South	137	31 - 235	172	101 - 235	167	101 - 235
A21	119	29 - 235	251	29 - 667	136	29 - 235

Table 3: Residential densities on schemes that have been approved in areas with the **low infrastructure** provision.

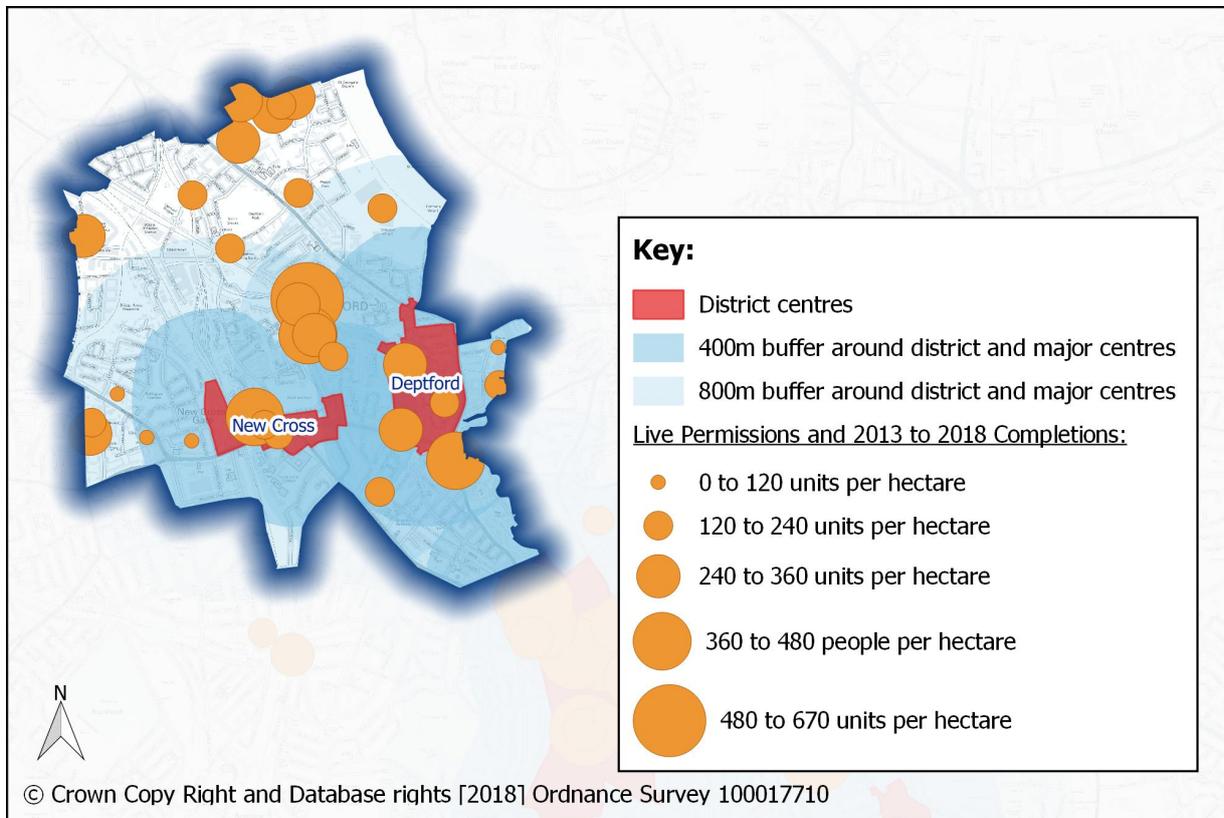
Area	Beyond 800m buffer around district and major centres		Beyond 800m buffer around stations		PTAL's 0 to1	
	Average	Range	Average	Range	Average	Range
North	217	110 - 340	256	110 - 340	256	206 - 305
Central	N/A	N/A	N/A	N/A	N/A	N/A
East	114	95 - 133	N/A	N/A	N/A	N/A
West	167	23 – 294	N/A	N/A	N/A	x
South	131	30 - 231	31	30 -31	31	30 -31
A21	N/A	N/A	N/A	N/A	N/A	N/A

2. Key findings

- 2.1 Overall, residential densities of major applications that have been approved in relation to the different character areas can be ranked in the following - ascending – order:
- 1) Central (highest residential densities approved)
 - 2) North
 - 3) East
 - 4) West
 - 5) South (Lowest residential densities approved)
- 2.2 The variance between ‘high’ and ‘low’ infrastructure provision had little influence over the residential density approved for major schemes located within the North Area, East Area and South Area.
- 2.3 Whereas within the West Area and Central Area, greater residential densities were approved for major schemes located in areas with ‘high’ infrastructure provision than ‘average’ infrastructure provision.
- 2.4 A vast range in residential densities can be observed for major schemes approved in areas with ‘high’ infrastructure provision, and this was apparent across most sub-areas as well as the A21 Corridor. The South Area was the exemption as the data sample of major development approved in areas with ‘high’ infrastructure provision was too small to draw any conclusions.

3. North Area

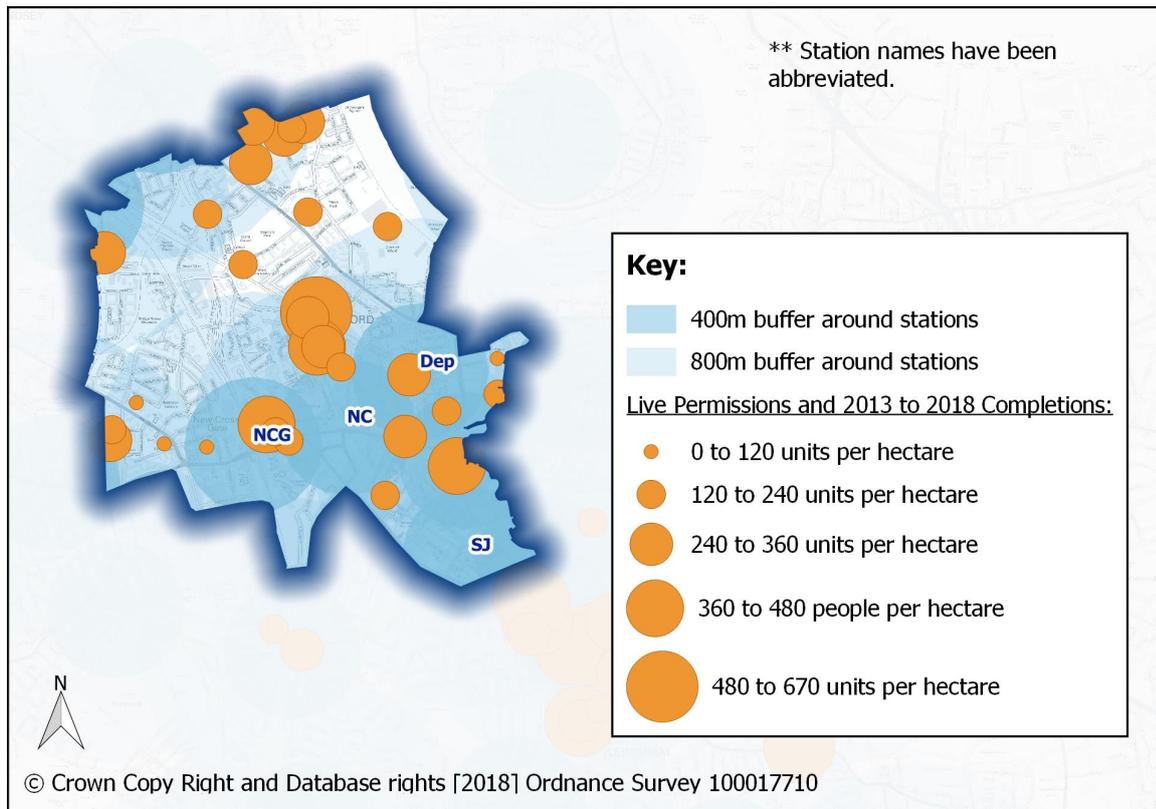
Figure 1.1: Map showing residential densities on schemes that have been approved across the North Area in relation to district and major centres.



The average residential density on schemes that have been approved across the North Area:

- Within a 400m buffer of a district or major centre was 227 with a range of 53-472;
- Between 400m and 800m buffer of a district or major centre was 253 with a range of 117-497; and
- Beyond an 800m buffer was 234 with a range of 110-340.

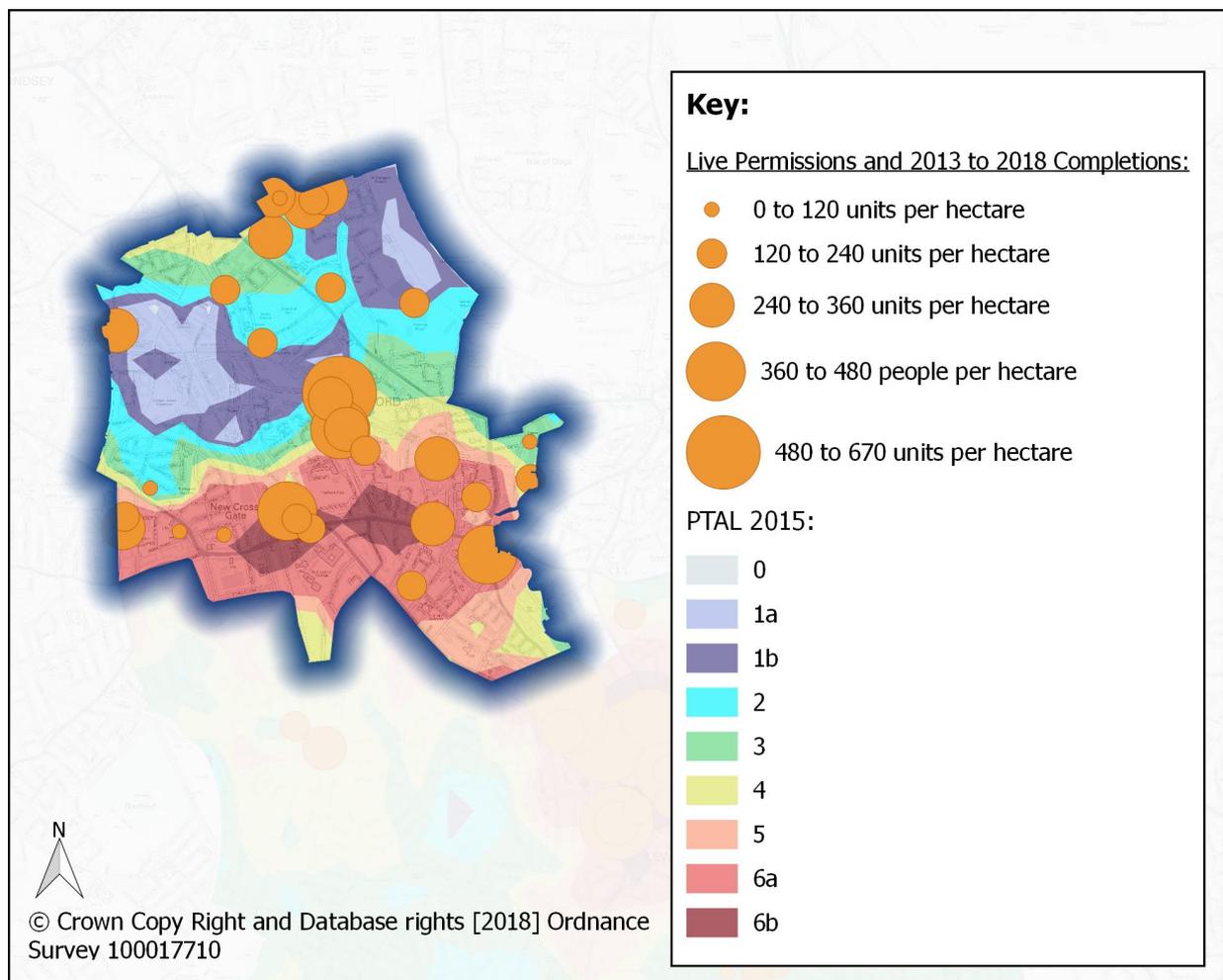
Figure 1.2: Map showing residential densities on schemes that have been approved across the North Area in relation to stations.



The average residential density on schemes that have approved across the North Area:

- Within a 400m buffer of a station was 254 with a range of 68-305;
- Between 400m and 800m of a station was 228 with a range of 68-472;
- Beyond an 800m buffer of a station was 217 with a range of 110-340.

Figure 1.3: Map showing residential densities on schemes that have approved across the North Area in relation to PTAL.

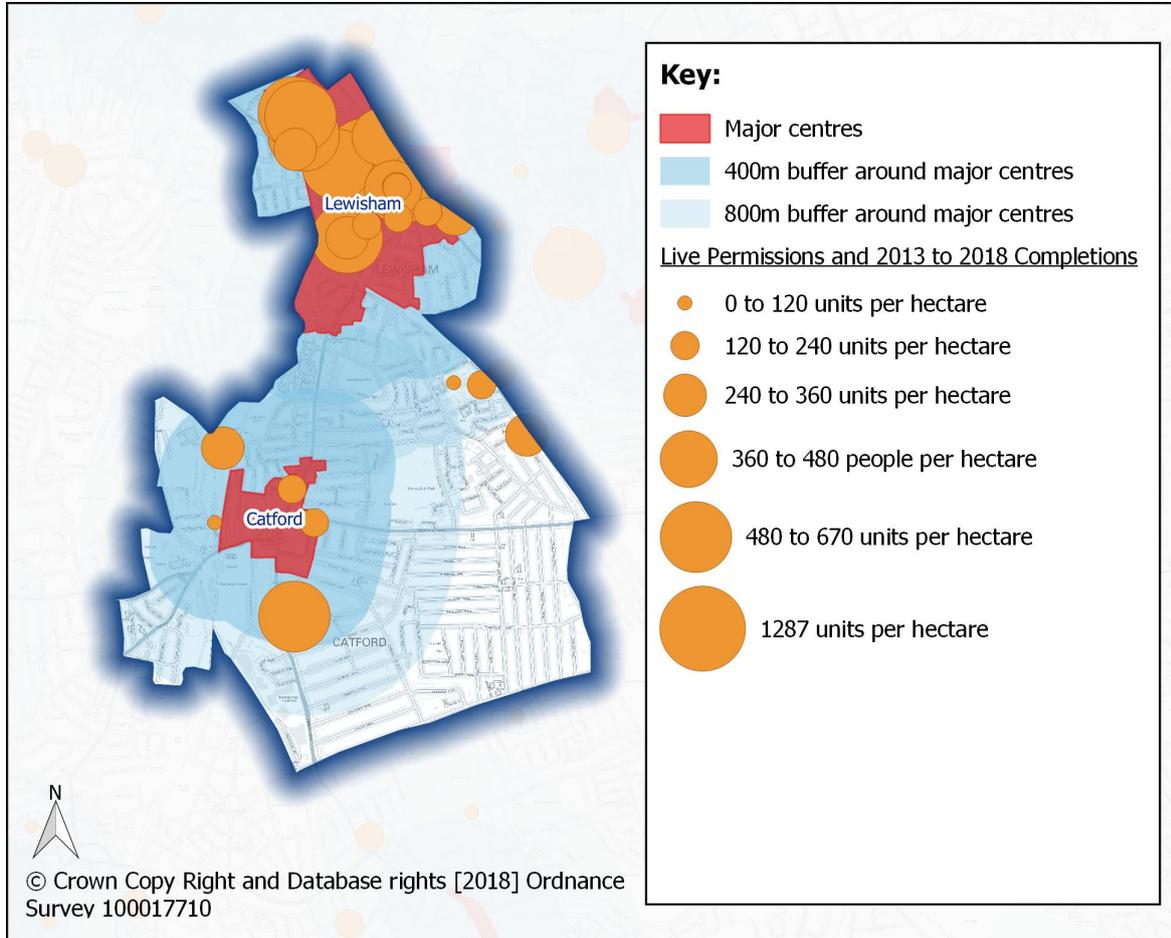


The average residential density on schemes that have been approved across the North Area:

- Between PTAL 4 to 6 PTAL levels was 237 with a range of 68-472;
- Between a 2 to 3 PTAL levels was 229 with a range of 53-497; and
- Between a 0 to 1 PTAL levels was 256 with a range of 206-305.

4. Central Area

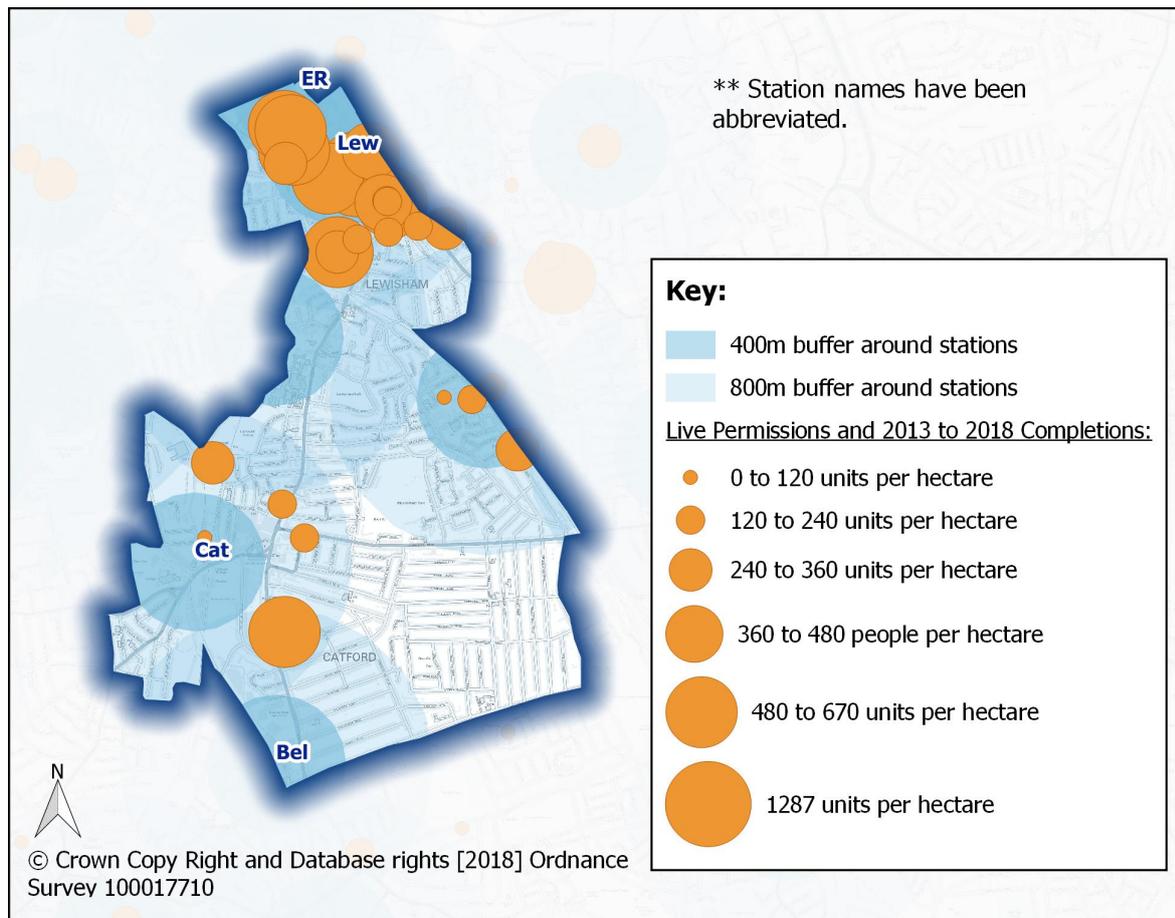
Figure 2.1 Map showing residential densities on schemes that have been approved across the Central Area in relation to major centres.



The average residential density on schemes that have been approved across the Central Area:

- Within a 400m buffer of a district or major centre was 395 with a range of 114-1287; and
- Beyond 400m of a district or major centre the sample was too small to provide an average.

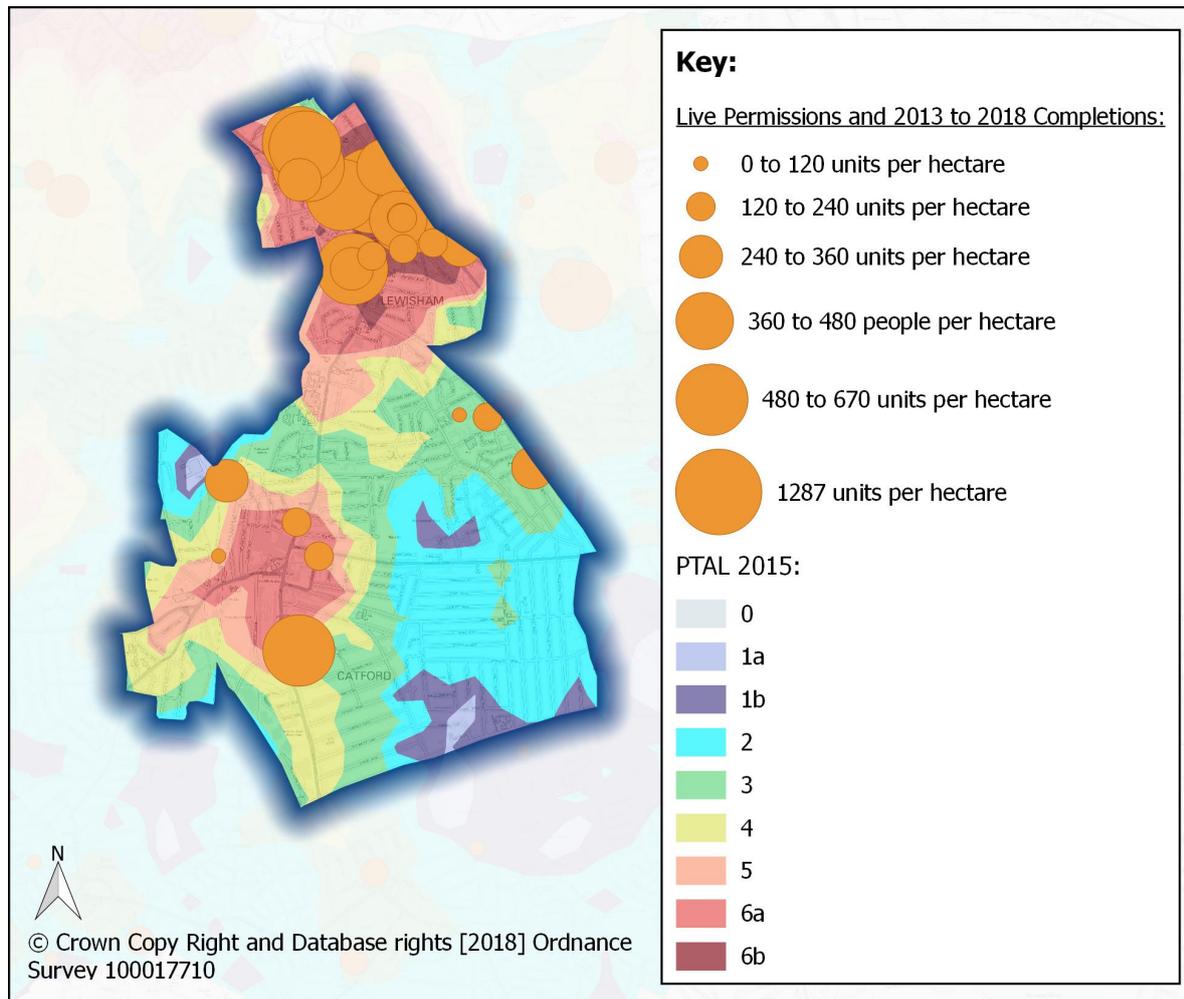
Figure 2.2: Map showing residential densities approved on schemes that have been approved across the Central Area.



The average residential density on schemes that have been approved across the Central Area:

- Within a 400m buffer of a station was **396** with a range of 29-1287;
- Between 400 and 800m of a station was **333** with a range of 153-667; and
- Beyond 800 meters of a station approved no major applications were approved.

Figure 2.3: Map showing residential densities on schemes that have been approved across the Central Area in relation to PTAL.

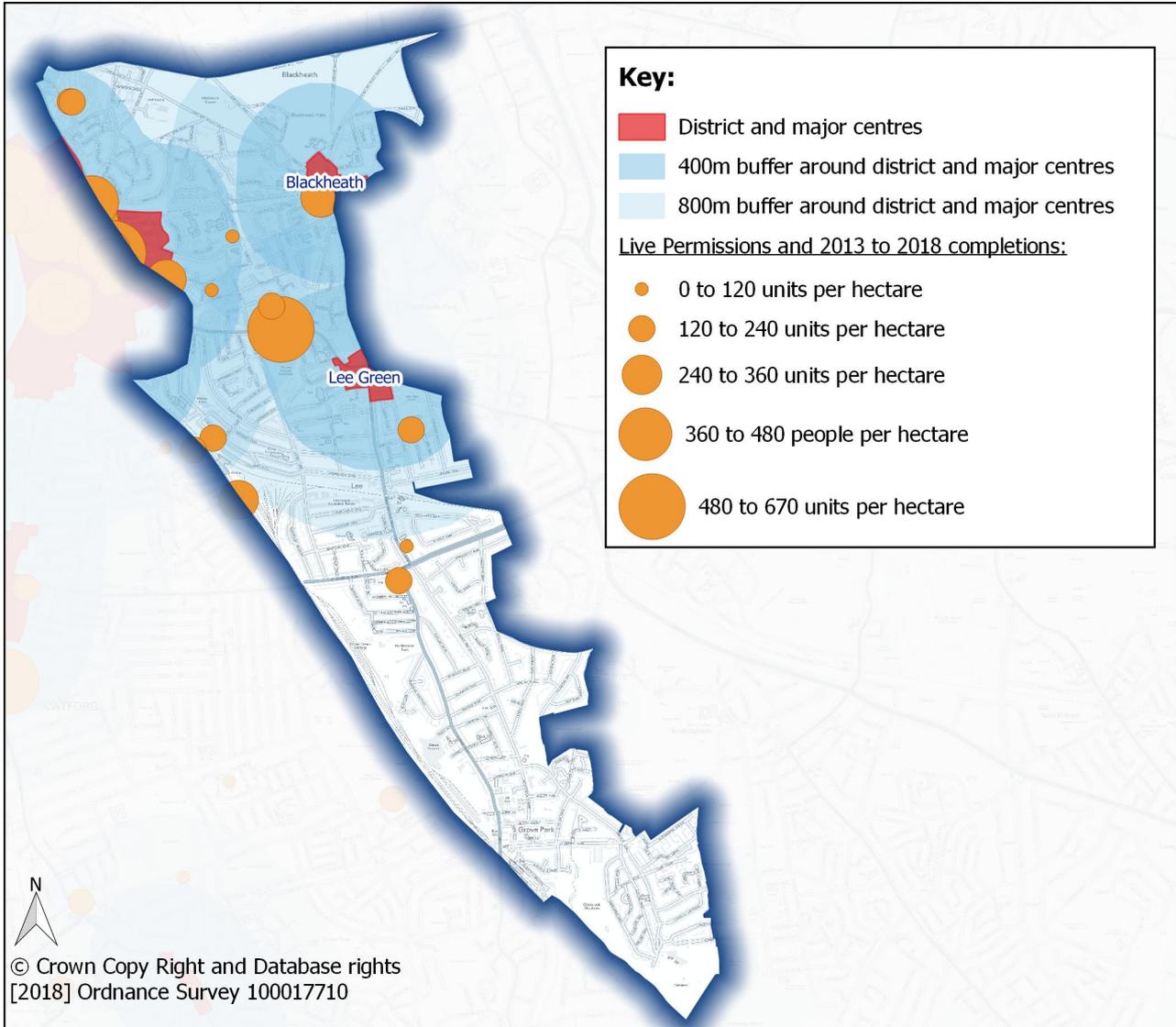


The average residential density on schemes that have been approved across the Central Area:

- Between a 4 to 6 PTAL levels was 395 with a range of 115-1287;
- Between a 2 to 3 PTAL levels was 150 with a range of 29-241; and
- Between 0 to 1 PTAL levels no major applications were approved.

5. East Area

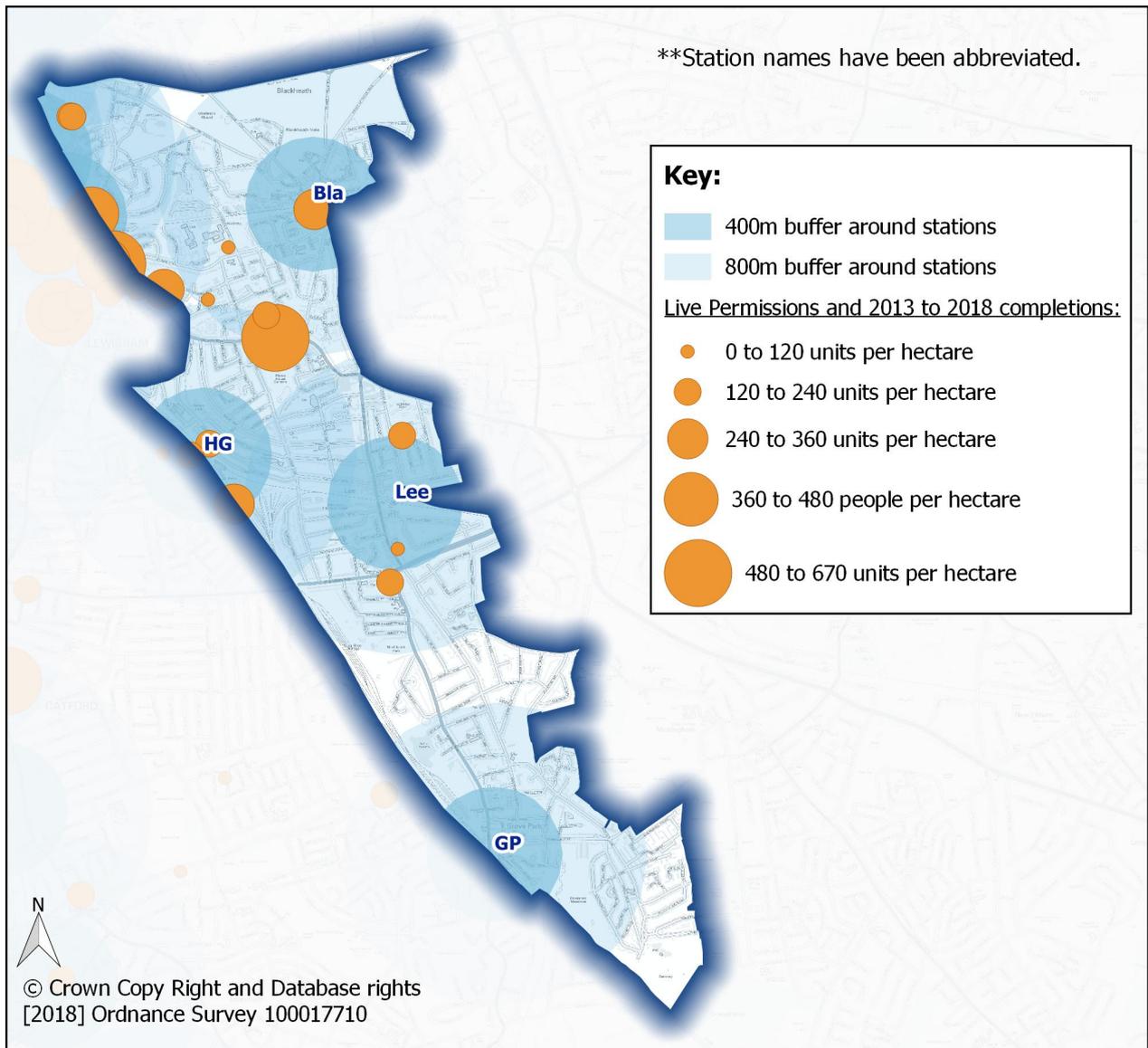
Figure 3.1: Map showing residential densities on schemes that have been approved across the East Area in relation to district and major centres.



The average residential density on schemes that have been approved across the East Area:

- Within a 400m buffer of a district or major centre was 211 with a range of 83-564;
- Between 400 and 800m buffer of a district of major centre was 178 with a range of 160 -189; and
- Beyond 800m of district or major centre was 114 with a range of 95-133.

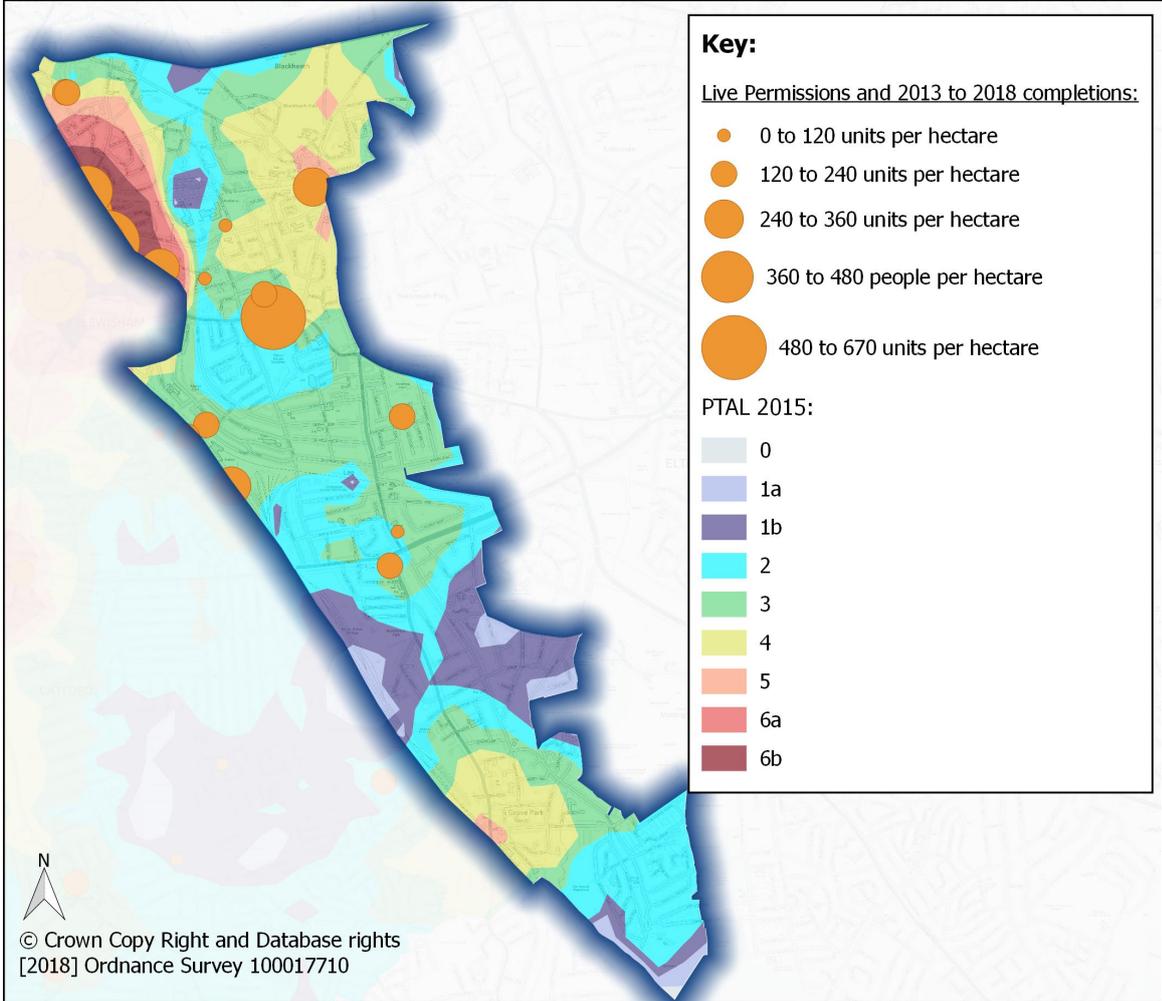
Figure 3.2: Map showing residential densities on schemes that have been approved across the East Area in relation to district and major centres.



The average residential density of schemes that have been approved across the East Area:

- Within a 400m buffer of a station was 173 with a range of 95-258;
- Between a 400 and 800m buffer was 198 with a range of 83-564; and
- Beyond 800m of a station no major applications were approved.

Figure 2.3: Map showing residential densities on schemes that have been approved across East Area in relation to PTAL.

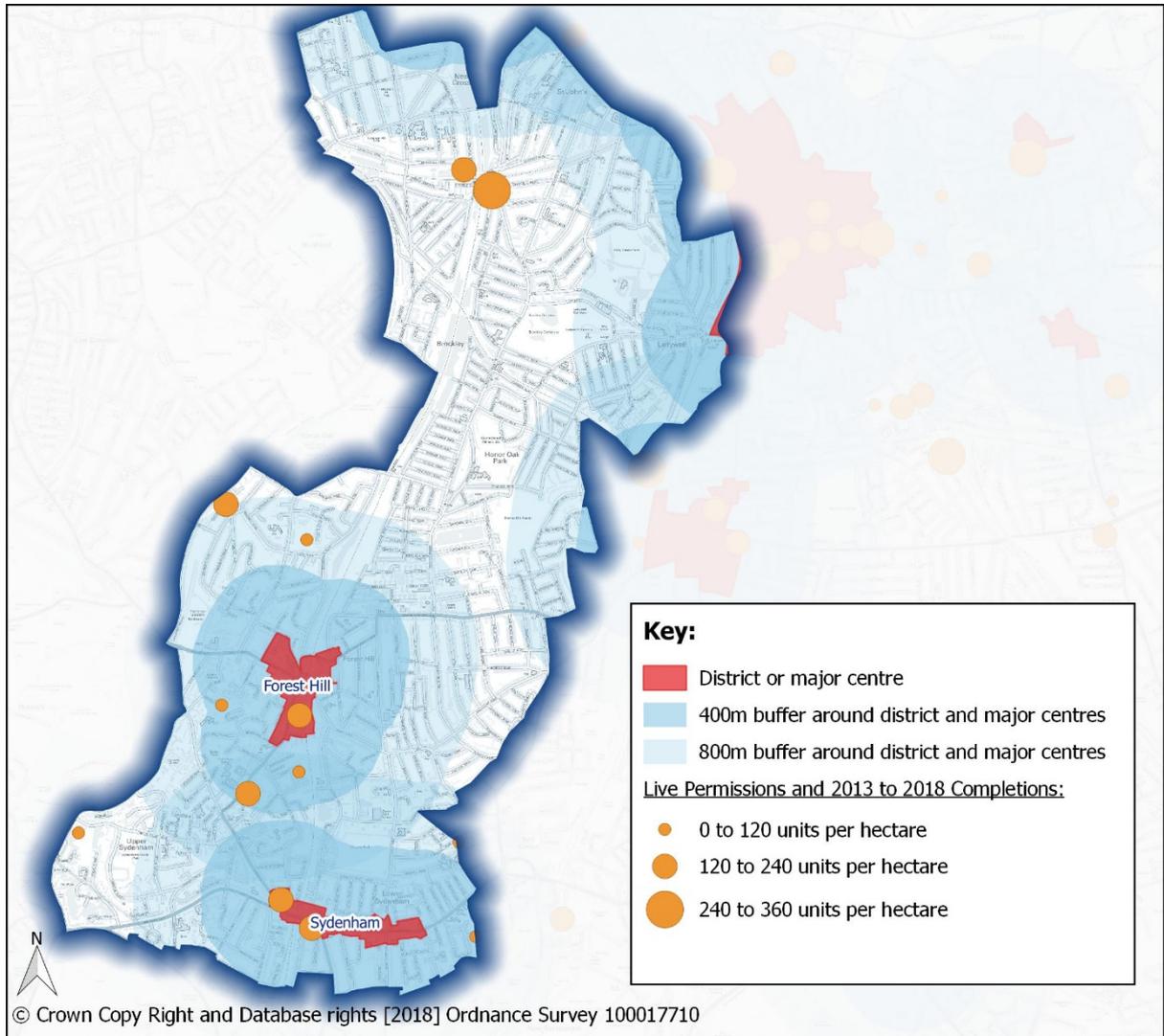


The average residential density of schemes that have been approved across East Area:

- Between a 4 to 6 PTAL levels was 204 with a range of 156-25;
- Between a 2 to 3 PTAL levels was 180 with a range of 83-564;
- Between 0 to 1 PTAL levels no major applications were approved.

6. West Area

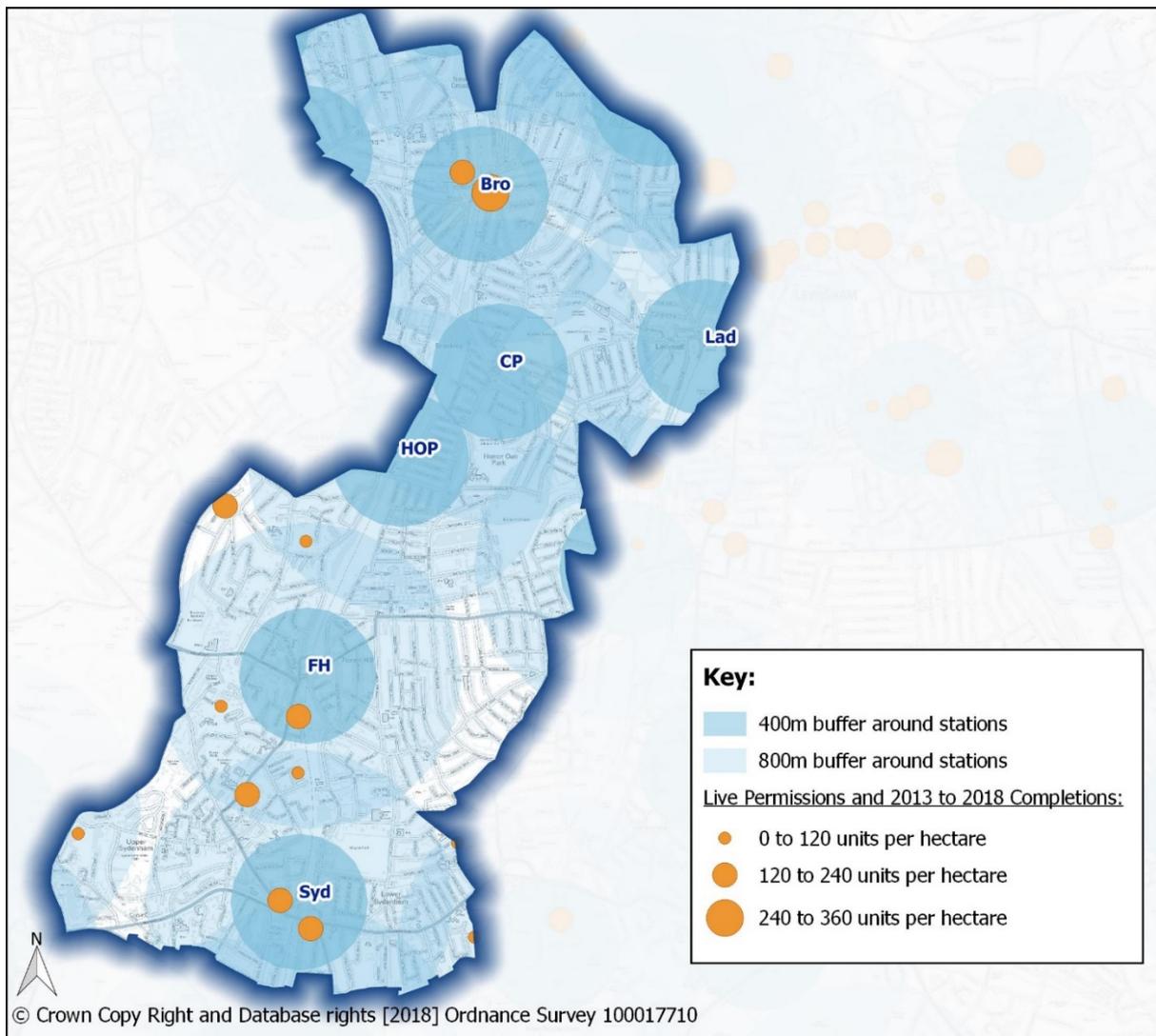
Figure 4.1: Map showing residential densities on schemes that across the West Area in relation to the district centres.



The average density on schemes that have been approved across the West Area:

- Within a 400m buffer of a district or major centre was 128 with a range of 15-174;
- Between 400 and 800m buffer of a district or major centre was 49 with a range of 24 to 74; and
- Beyond an 800m buffer of district or major centres was 167 with a range of 23-294.

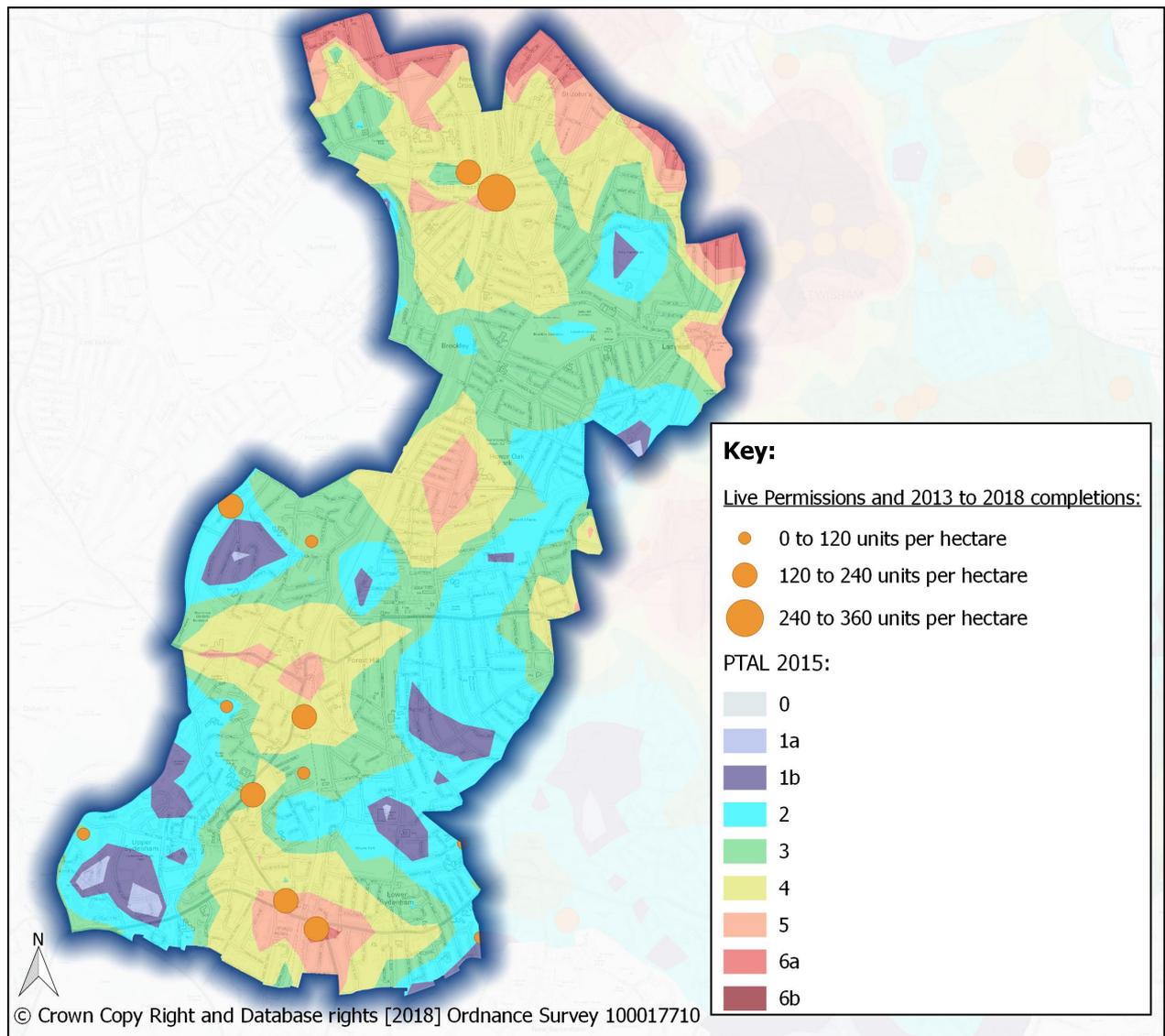
Figure 4.2: Map showing residential densities on schemes that have been approved on across the West Area in relation to stations.



The average residential density on schemes that have been approved across the West Area:

- Within a 400m buffer of a station was 198 with a range of 142 to 294;
- Between 400 and 800m buffer of a station was 49 with a range of 15 to 174; and
- Beyond 800m of station the sample size was too small to provide an average.

Figure 4.3: Map showing residential densities that have been approved across the West Area in relation to PTAL.

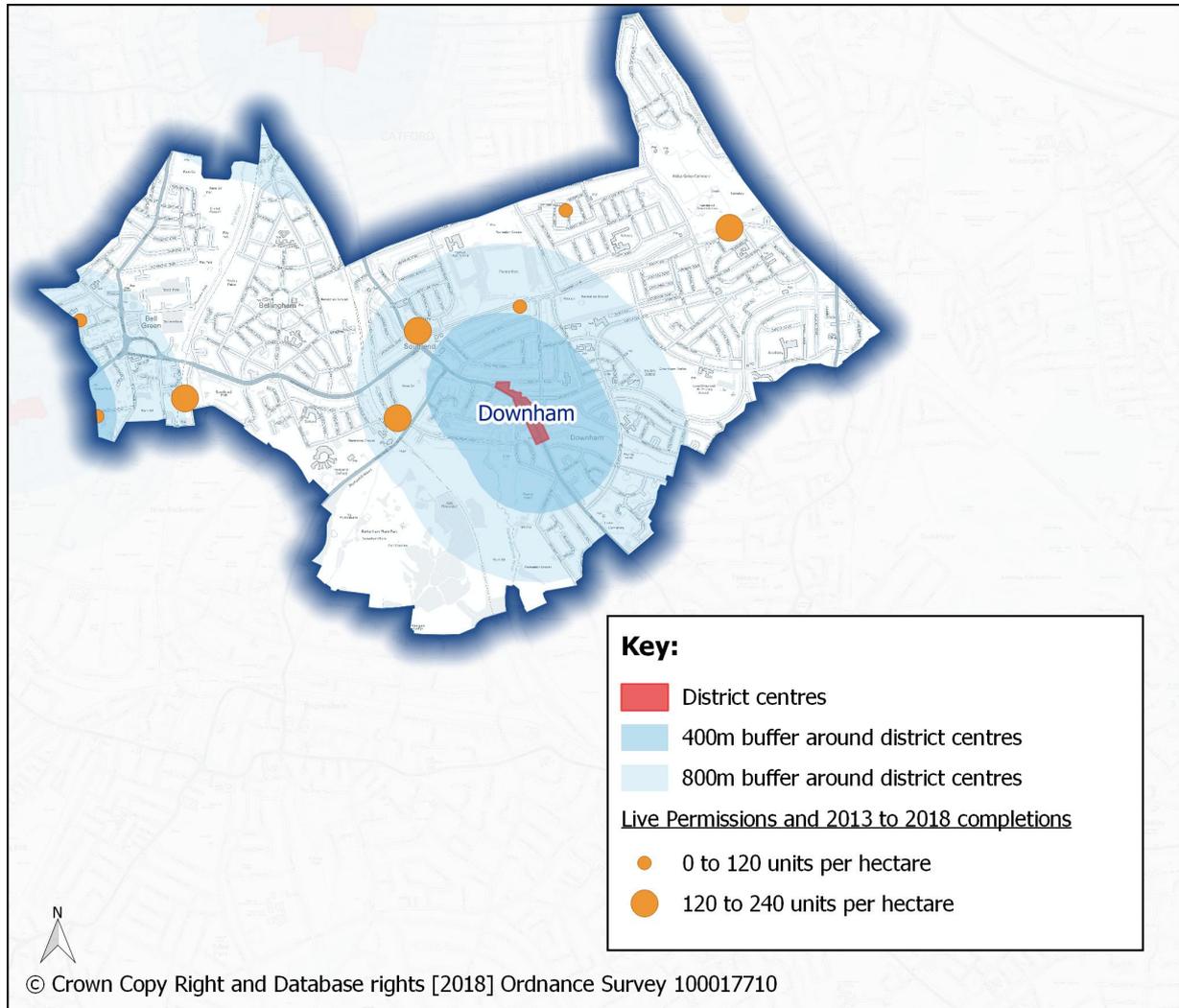


The average density on schemes that have been approved across the West Area:

- Between a 4 to 6 PTAL levels was 190 with a range of 142-294;
- Between a 2 to 3 PTAL levels was 76 with a range of 15-174; and
- Between a 0 to 1 PTAL levels the sample was too small to provide an average.

7. South Area

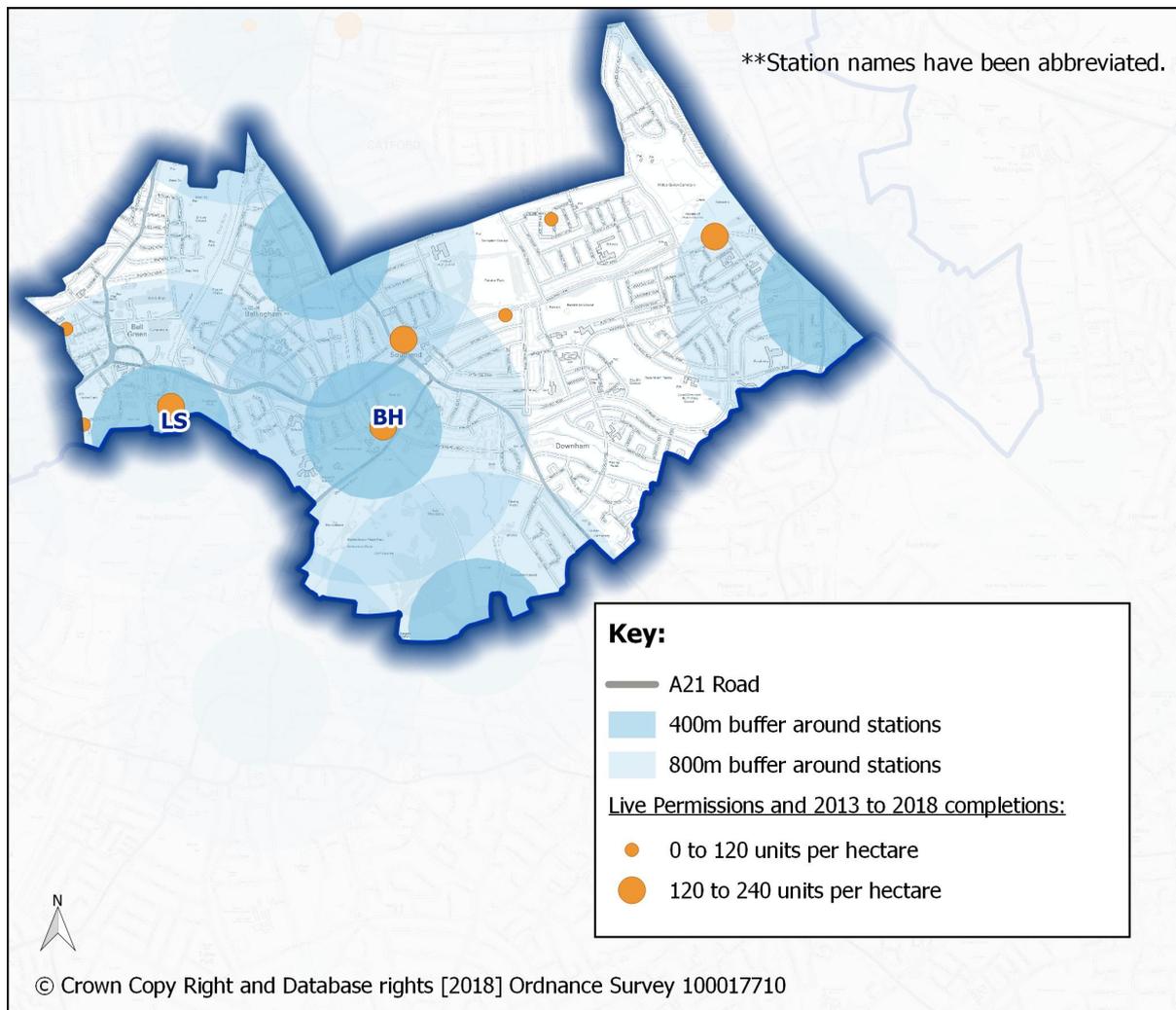
Figure 5.1: Map showing residential densities on schemes that have been approved across the South Area in relation to district and major centres.



The average residential density on schemes that have been approved across the South Area:

- Within a 400m buffer of a district centre, the sample of major developments was too small to provide an average density;
- Between 400 and 800m buffer of a district centre was 137 with a range of 31 to 235;
- Beyond 800m was 131 with a range of 30 to 231.

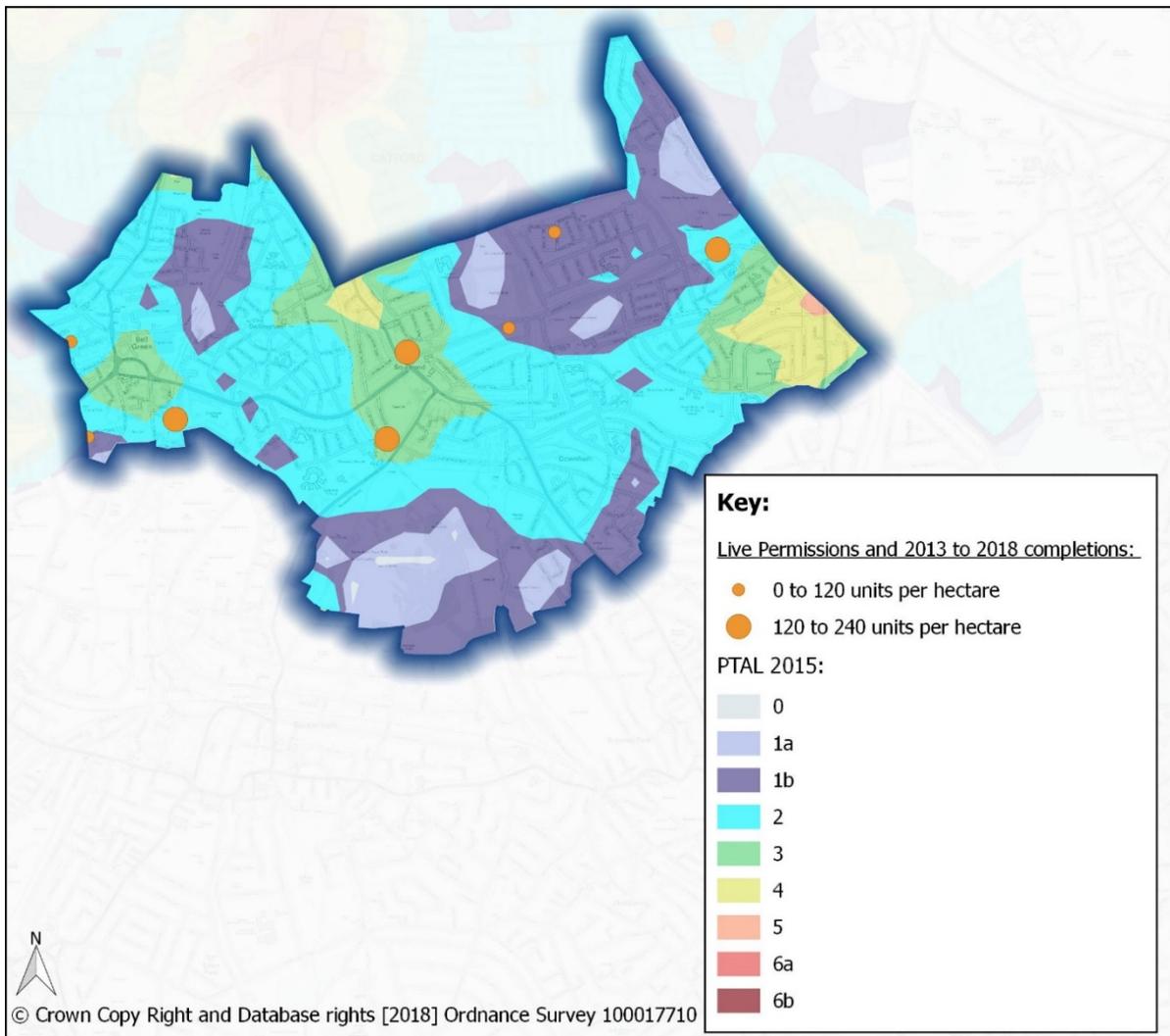
Figure 5.2: Map showing residential densities on schemes that have been approved across the South Area in relation to stations.



The average residential density of major developments approved across the South Area:

- Within 400m buffer of a station was 157 with a range of 132 to 182;
- Between 400 and 800m buffer of a was 172 with a range of 101 to 235; and
- Beyond 800m buffer of station was 31 with a range of 30-31.

Figure 5.3: Map showing residential densities on schemes that have been approved across the South Area in relation to PTAL.

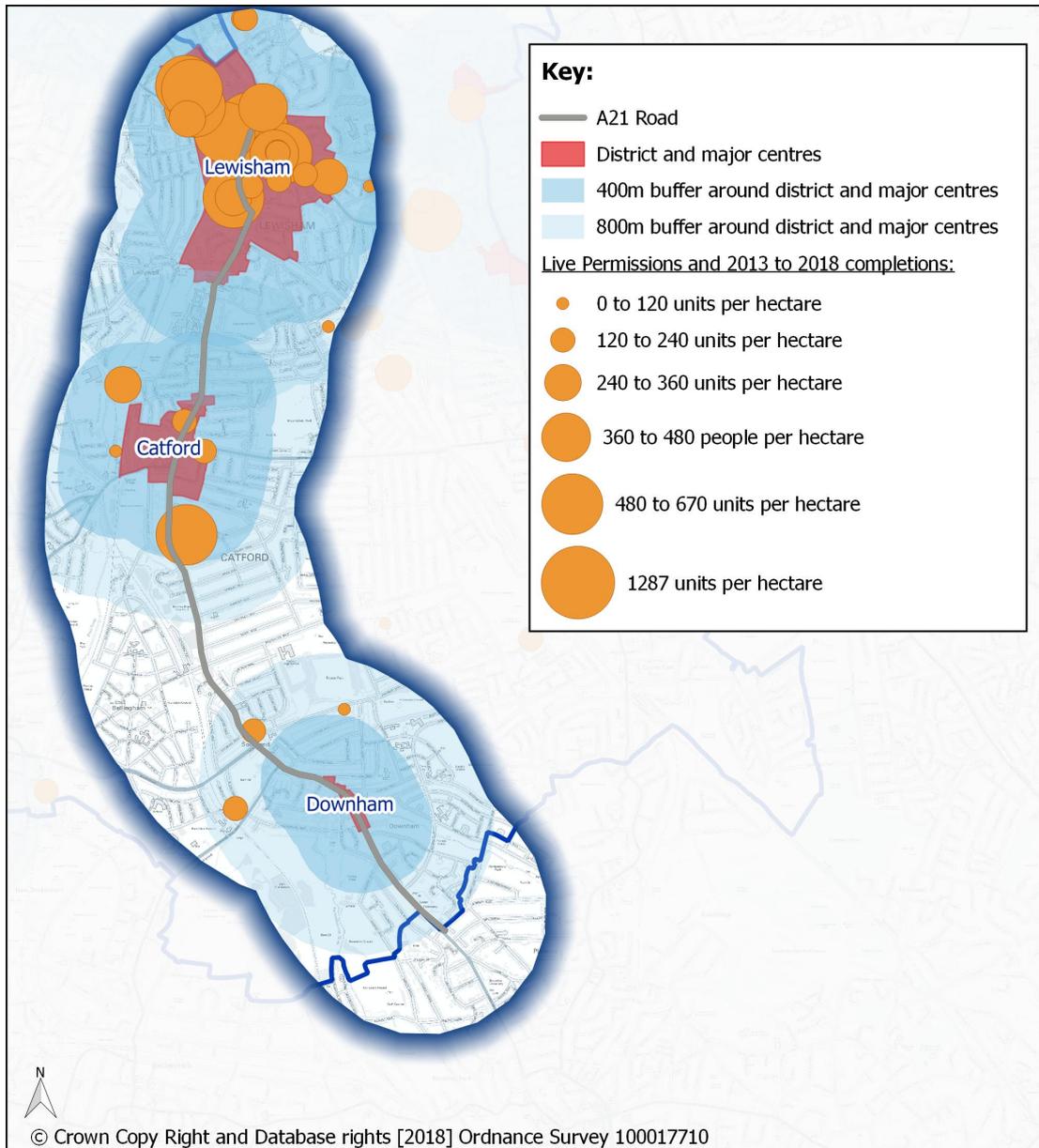


The average residential density on schemes that have been approved across South Area:

- Between 4 to 6 PTAL levels no major applications were approved;
- Between a 2 to 3 PTAL level was 167 with a range of 101-235; and
- Between a 0 to 1 PTAL level was 31 with a range of 30-31.

8. A21 Corridor

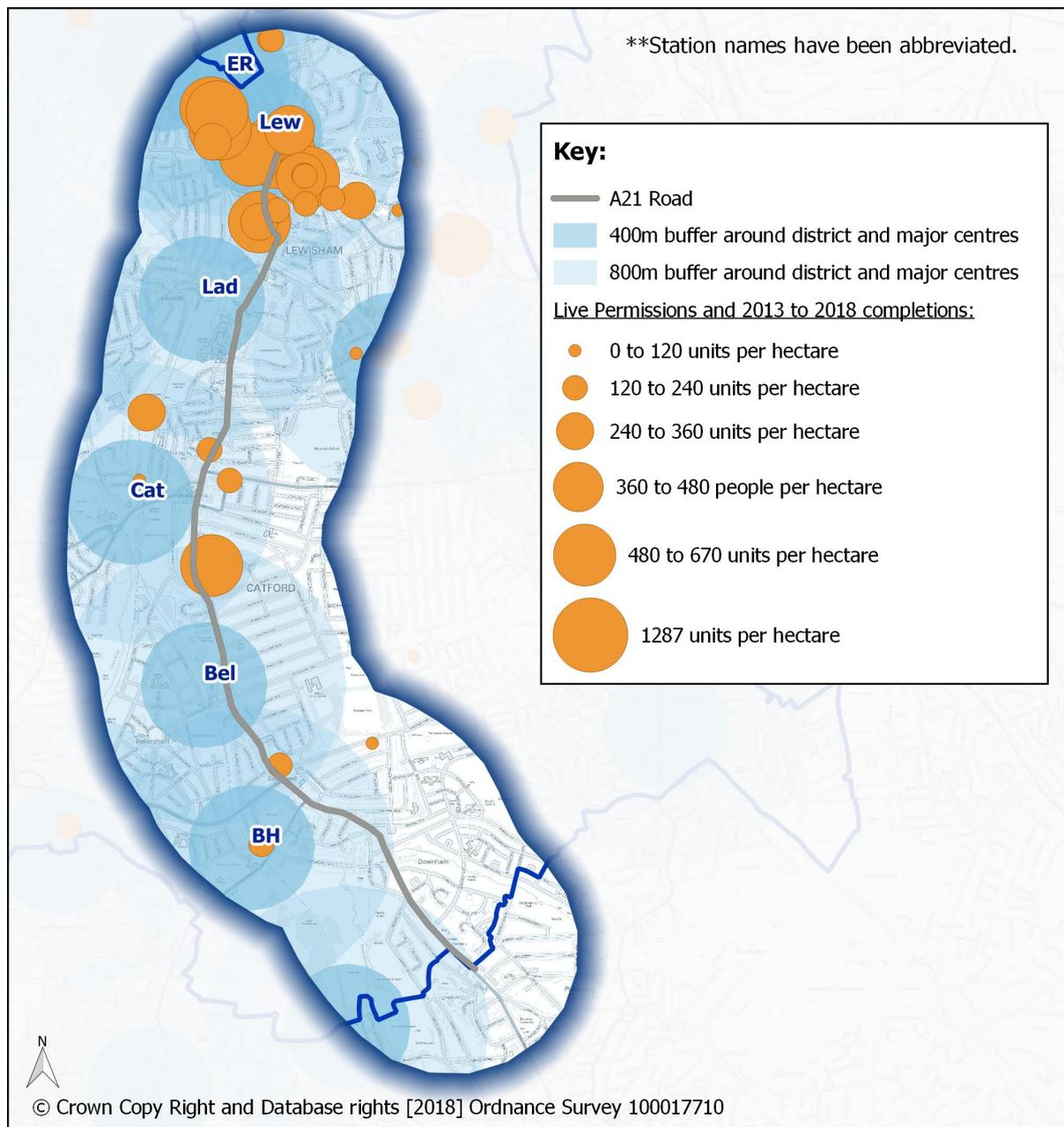
Figure 6.1: Map showing residential densities that have been approved along the A21 corridor in relation to district and major centres.



The average residential density of schemes that have been approved along the A21 Corridor:

- Within 400m buffer of a district or major centre was 304 with a range of 83-1287;
- Between 400 and 800m buffer of a major or district centre A21 119 with a range of 29-235;
- Beyond 800m buffer of a major or district centre was too small provide an average.

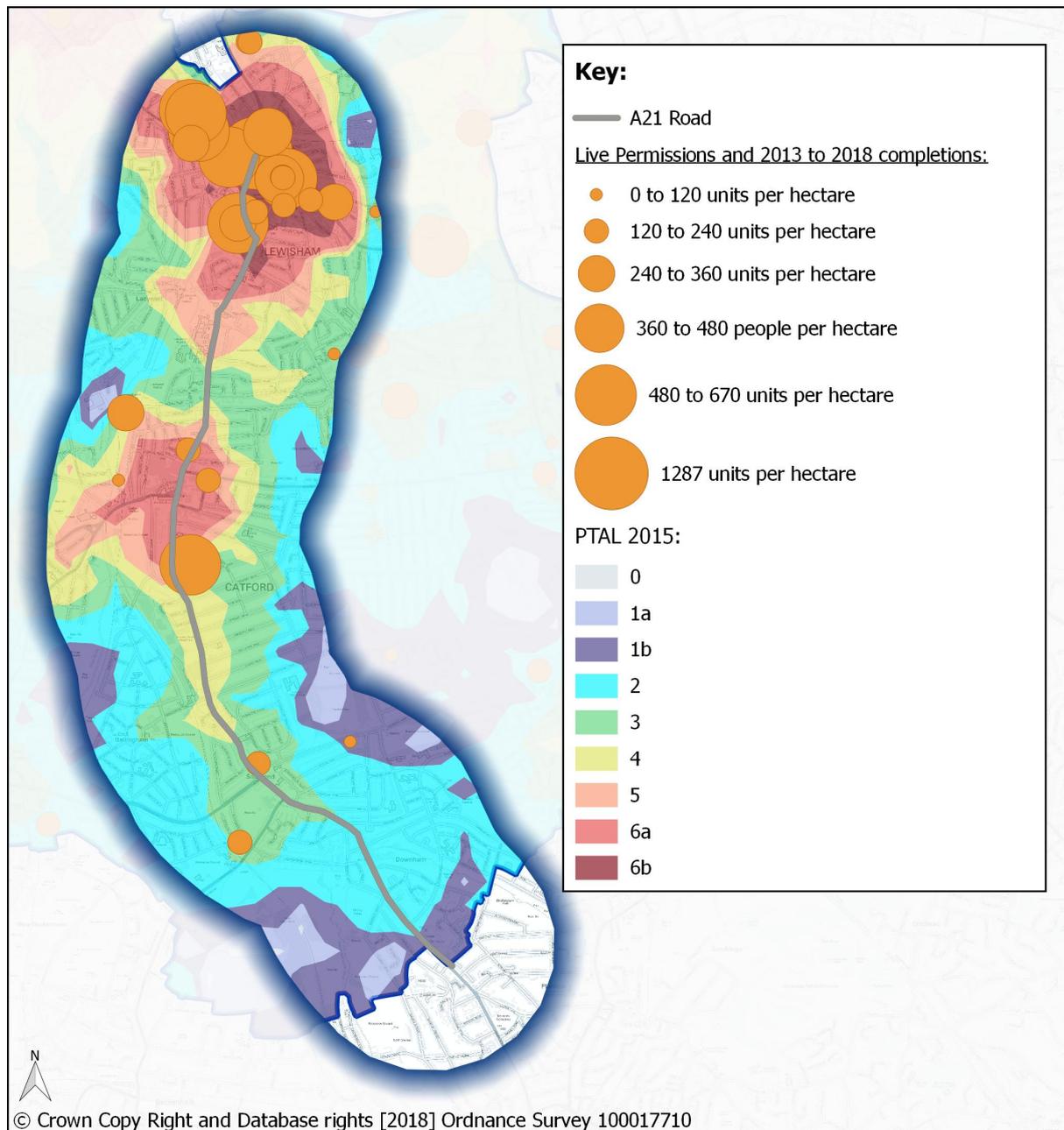
Figure 6.2: Map showing residential densities on schemes that have been approved within 800m buffer of A21 Corridor in relation to stations.



The average residential density of major developments approved within 800m buffer of the A21:

- Within a 400m buffer of a station was 304 with a range of 156-1287;
- Between 400 and 800m buffer of a station was 251 with a range of 29 to 667;
- Beyond an 800m buffer of a station the sample was too small to provide an average density.

Figure 6.3: Map showing residential densities approved within an 800m buffer of the A21 road in relation to PTAL



The average residential density of major developments approved within an 800m buffer of the A21 road:

- Between a 4 to 6 PTAL levels was 371 with a range of 115-1287;
- Between a 2 to 3 PTAL levels was 136 with a range of 29-235
- Within 0 to 1 PTAL levels the sample size was too small to provide an average.

9. Additional Borough-wide Maps

Figure 7.1: Map showing the number of units on schemes approved across Lewisham in relation to major and district centres.

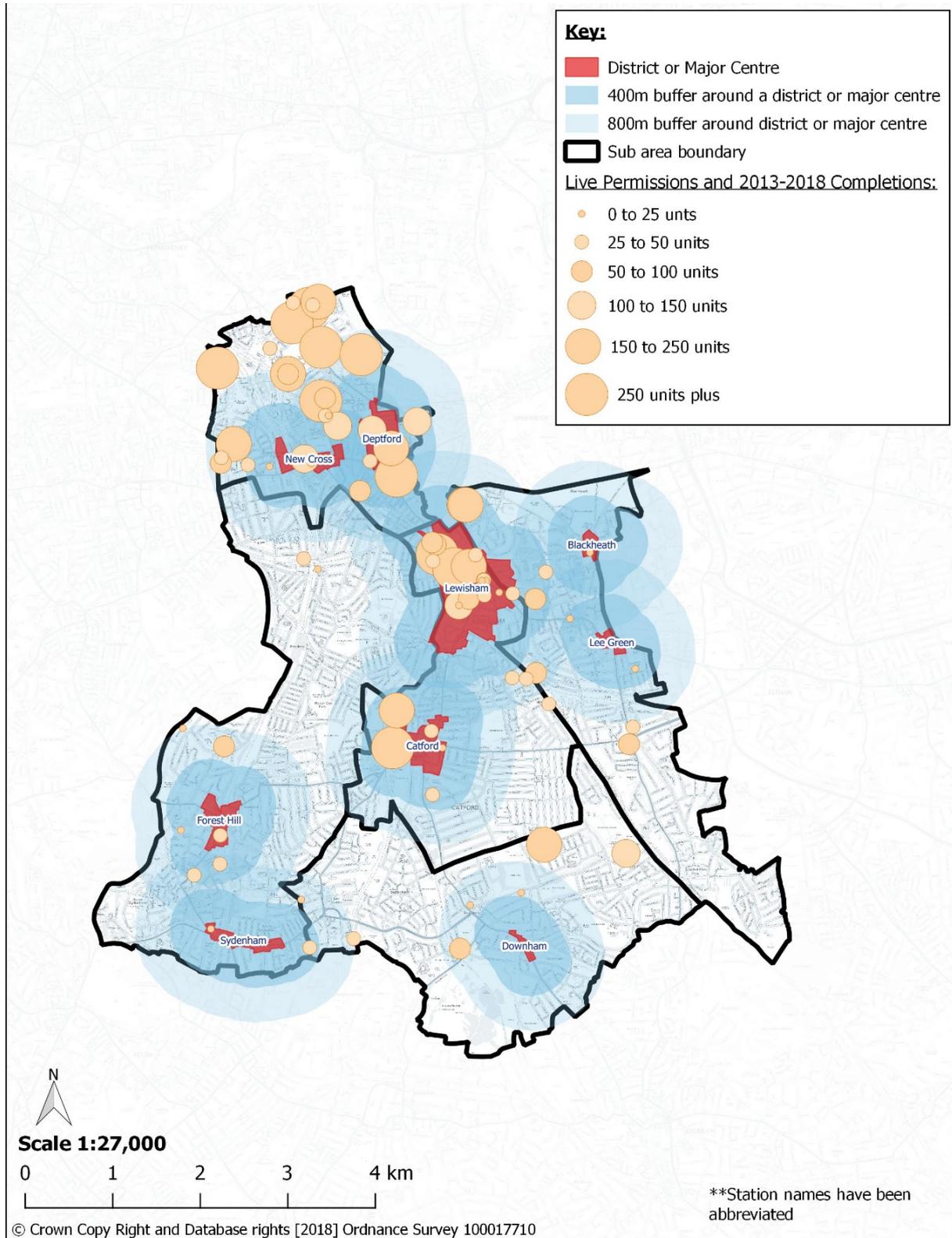


Figure 7.2: Map showing the number of units on major applications that have been approved in relation to stations.

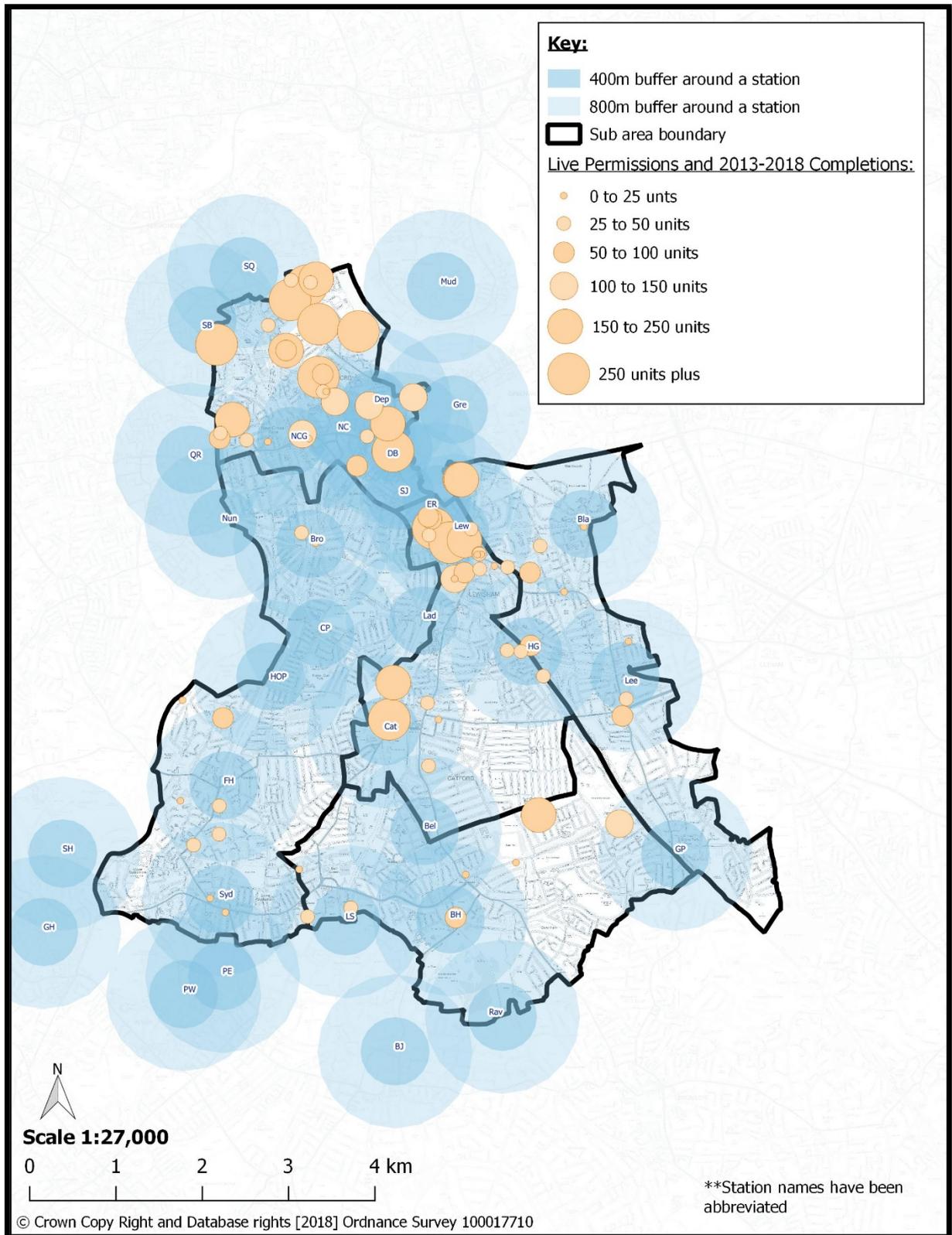


Figure 7.3: Map showing the height on major applications that have approved in relation to district and major centres.

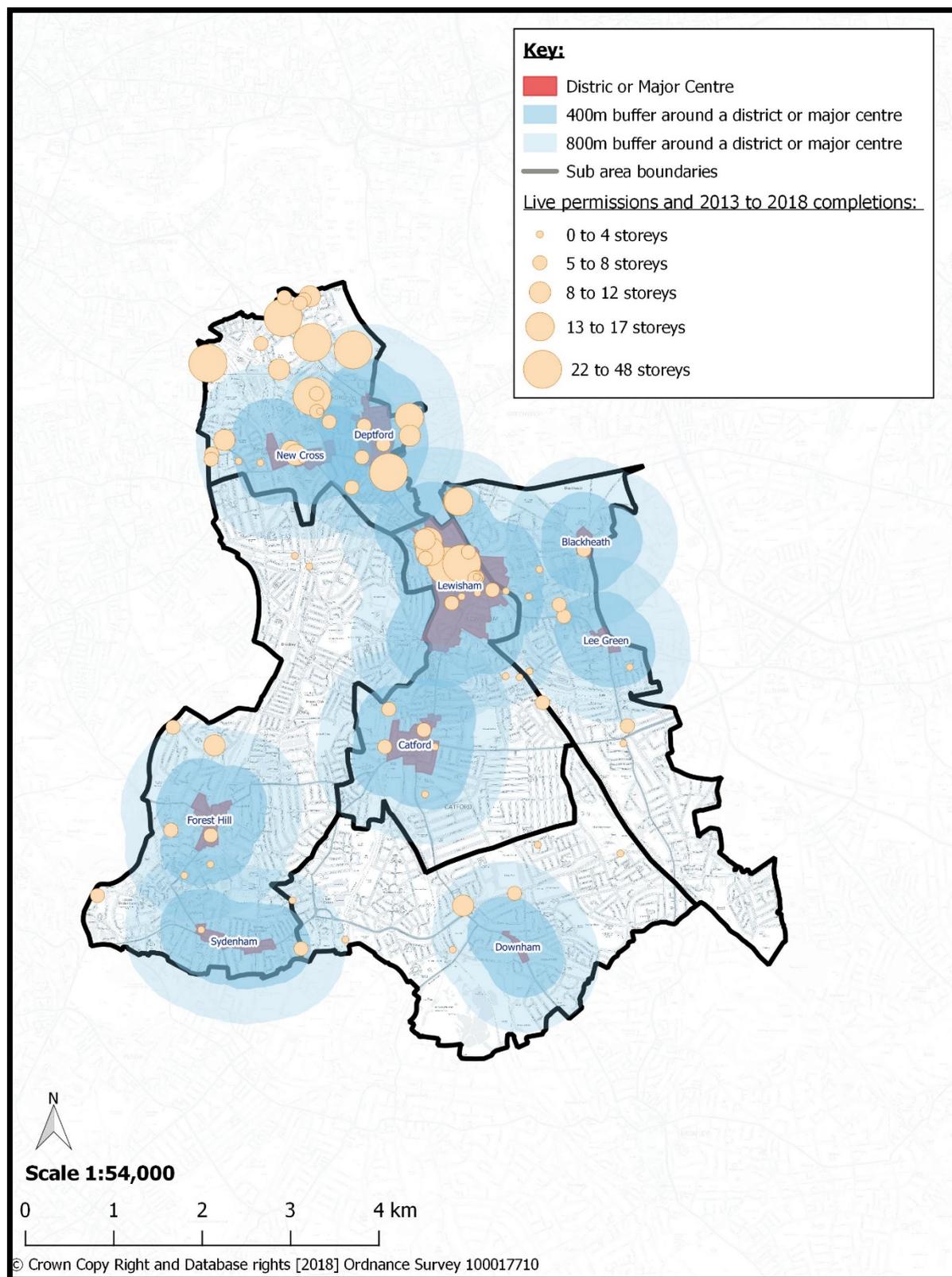
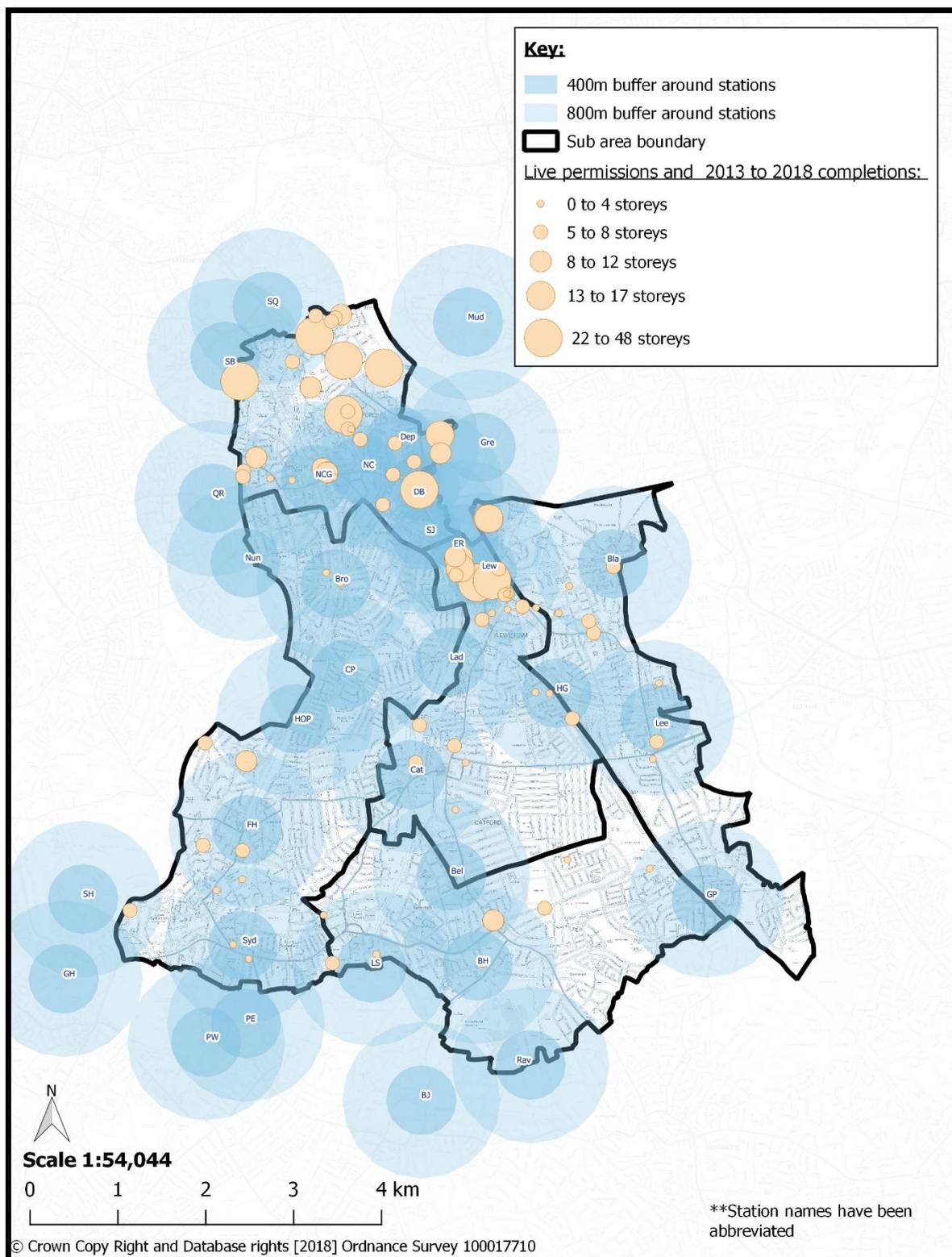


Figure 7.4: Map showing the height of major applications that have been approved since 2013 in relation to stations.

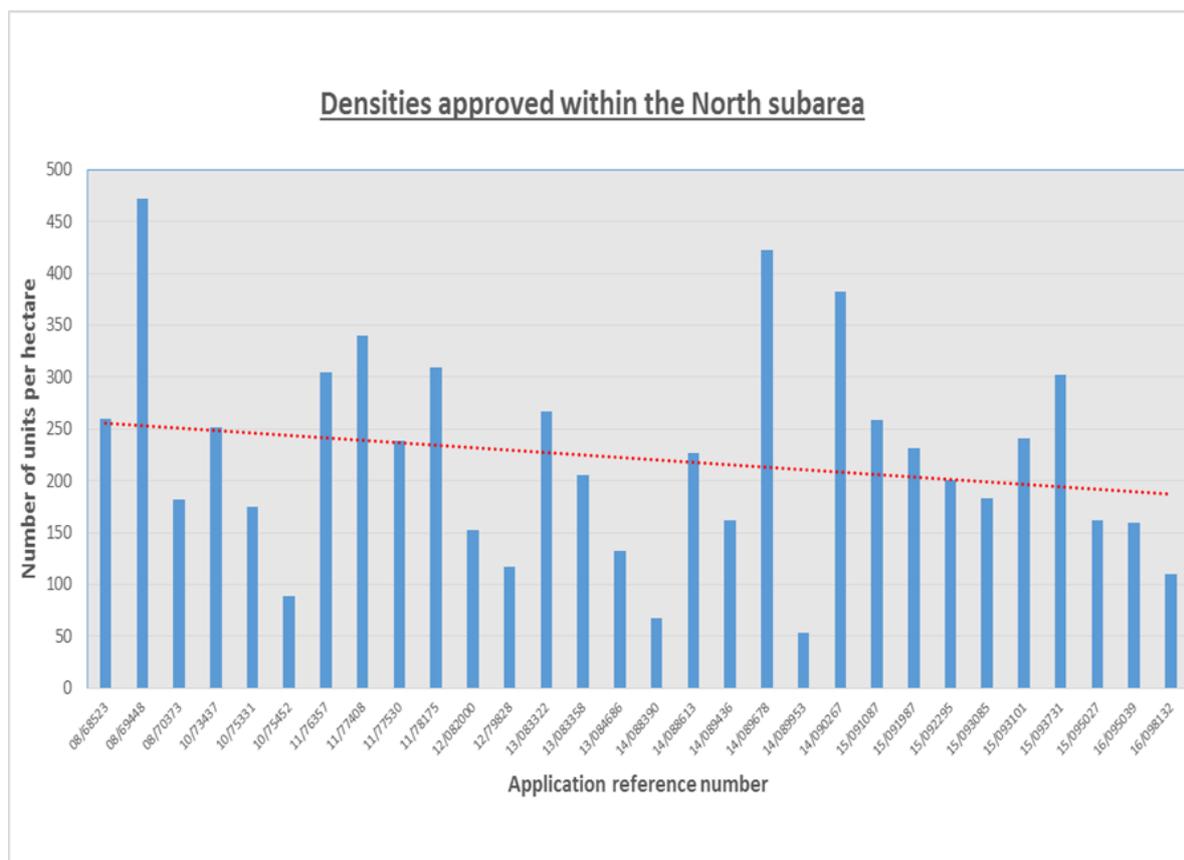


Annex 1: Sample of major applications approved across the North Area

Dataset used for North Area:

Reference	PTAL 2015	Station proximity (buffer in meters)	district proximity (buffer in meters)	No. of units (net gain)	Height (storeys)	Density (units per hectare)
14/089953	3	800	400	143	16	53
14/088390	6a	400	400	16	2	68
10/75452	6a	800	400	32	4	89
16/098132	3	N/A	N/A	72	8	110
12/79828	2	800	800	204	9	117
13/084686	6a	800	400	58	5	132
12/082000	3	800	400	148	12	152
16/095039	6a	400	400	193	6	159
14/089436	2	800	N/A	34	6	162
15/095027	6a	400	400	120	5	162
10/75331	2	800	800	199	12	175
15/093085	6b	400	400	11	3	183
15/092295	2	N/A	N/A	1131	24	201
13/083358	1b	800	800	3500	48	206
14/088613	3	800	N/A	27	5	227
15/091987	6a	800	800	37	5	231
11/77530	6b	400	400	114	11	238
15/093101	3	800	800	316	22	241
10/73437	2	800	N/A	532	8	252
15/091087	1b	800	N/A	225	10	258
08/68523	3	800	N/A	679	23	260
13/083322	6a	400	400	44	6	267
15/093731	6a	800	800	65	7	302
11/76357	1b	400	N/A	2365	40	305
11/78175	6a	400	400	132	8	309
17/104557	4	800	400	15	4	319
11/77408	3	N/A	N/A	33	5	340
14/090267	6a	400	400	89	10	382
14/089678	3	800	400	44	6	423
08/69448	6a	400	400	273	27	472
14/086930	3	800	800	83	6	497

Bar graph of dataset used for North Area:



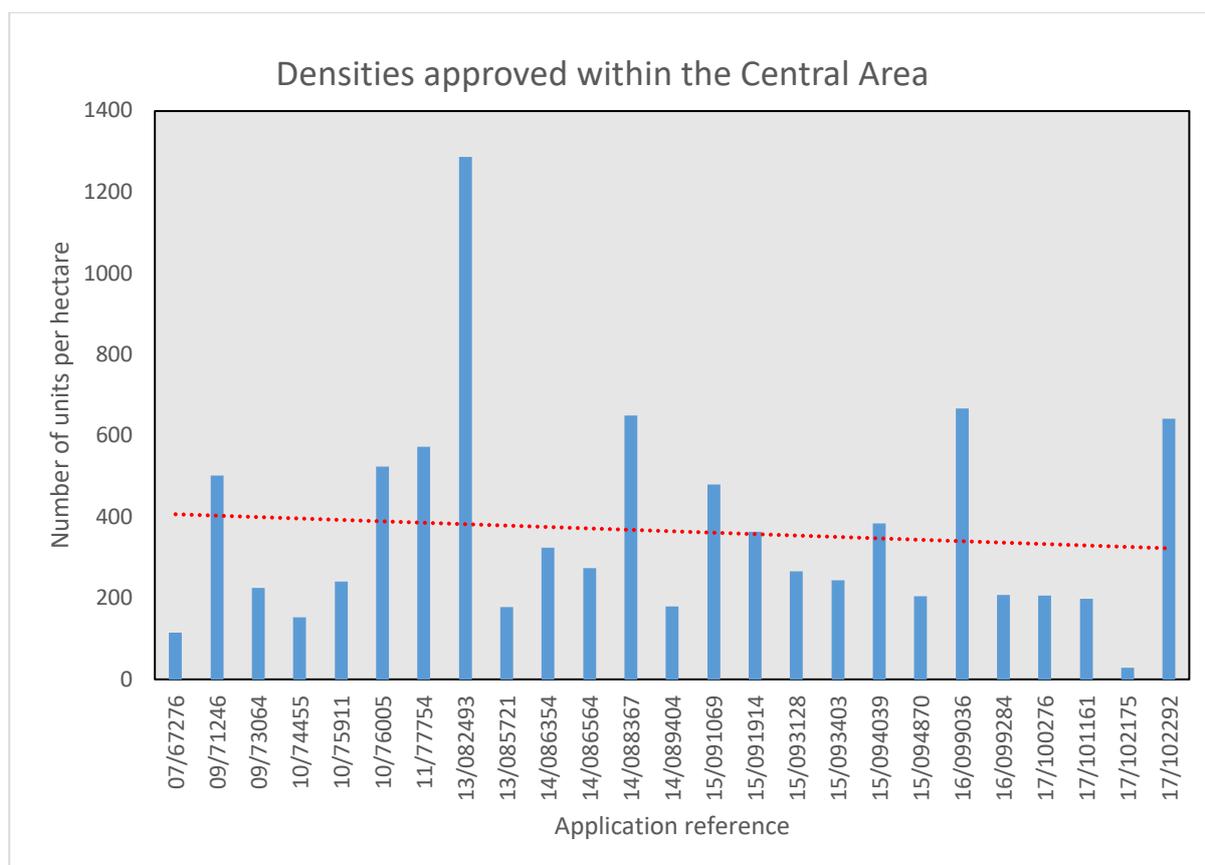
Annex 2: Sample of major applications approved across the Central Area

Dataset used for Central Area:

Reference	PTAL 2015	Station proximity (buffer in metres)	Major centre proximity (buffer in metres)	No. of units (net gain)	Height (storeys)	Density (units per hectare)
17/102175	3	400	800	28	3	29
07/67276	5	400	400	414	8	115
10/74455	5	800	400	29	5	153
13/085721	3	400	800	43	4	179
14/089404	5	800	400	19	4	181
17/101161	6b	800	400	31	4	199
15/094870	6b	400	400	36	4	205
17/100276	6b	400	400	36	5	207

Reference	PTAL 2015	Station proximity (buffer in metres)	Major centre proximity (buffer in metres)	No. of units (net gain)	Height (storeys)	Density (units per hectare)
16/099284	6b	800	400	53	4	209
09/73064	6b	800	400	14	5	226
10/75911	3	400	N/A	32	5	241
15/093403	6b	400	400	44	7	244
15/093128	4	800	400	179	8	267
14/086564	6b	800	400	137	6	274
14/086354	6b	800	400	26	4	325
15/091914	6b	800	400	28	6	364
15/094039	6b	400	400	20	5	385
15/091069	6b	800	400	25	7	481
09/71246	6b	400	400	794	24	503
10/76005	6b	400	400	415	17	524
11/77754	6a	400	400	62	10	574
17/102292	4	800	400	27	2	643
14/088367	6a	400	400	56	13	651
16/099036	6b	800	400	12	2	667
13/082493	6b	400	400	193	25	1287

Bar graph of dataset used for Central Area:



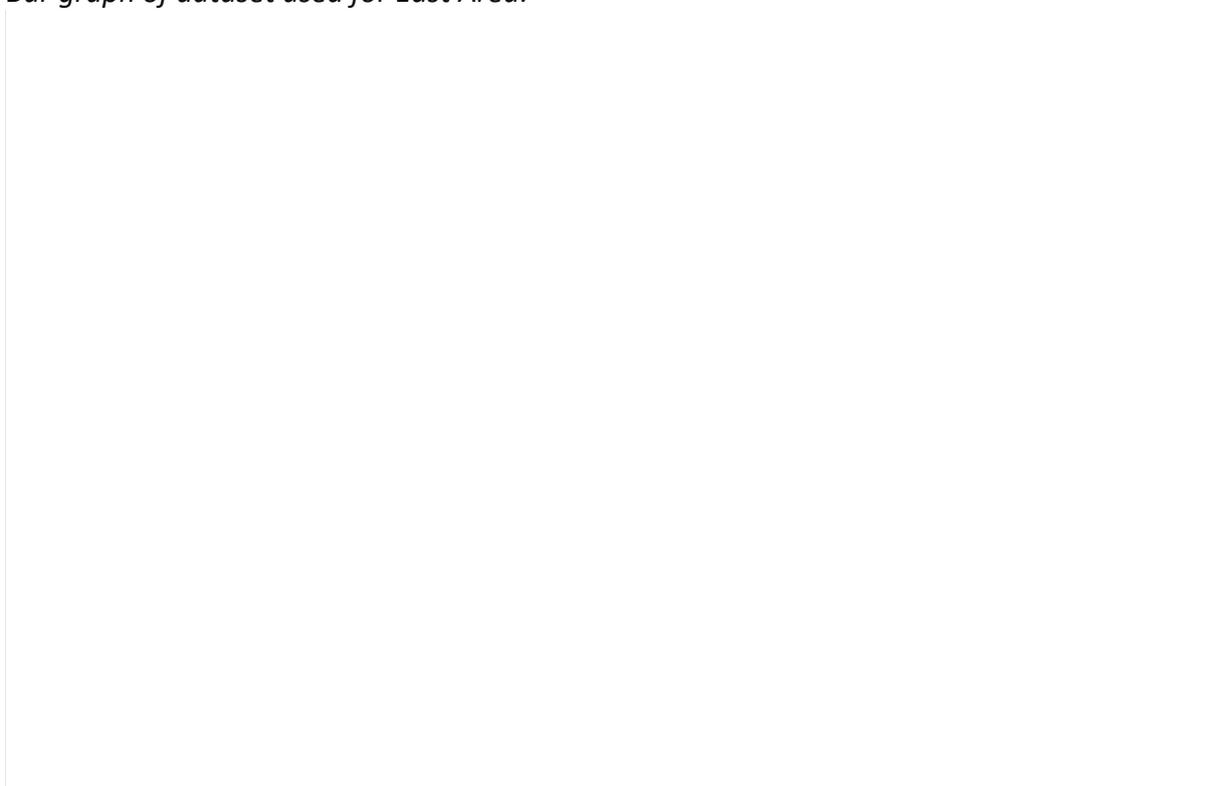
Appendix 3: sample of major applications approved across the East Area

Dataset used for East Area:

Reference	PTAL 2015	Station proximity (buffer in meters)	District or major centre proximity (buffer in meters)	No. of units (net gain)	Height (storeys)	Density (No. of people per hectare)
10/74143	3	800	400	58	4	83
16/095488	3	800	400	30	4	85
17/103886	2	400	N/A	47	6	95
11/76836	2	800	N/A	75	4	133
15/092720	3	800	400	12	3	133
12/081169	4	400	400	218	17	156

Reference	PTAL 2015	Station proximity (buffer in meters)	District or major centre proximity (buffer in meters)	No. of units (net gain)	Height (storeys)	Density (No. of people per hectare)
10/73783	3	400	800	51	4	160
14/089902	3	800	800	25	5	189
14/087333	4	400	400	236	17	197
10/76229	5	400	400	16	6	258
06/62788	2	800	400	22	5	564

Bar graph of dataset used for East Area:

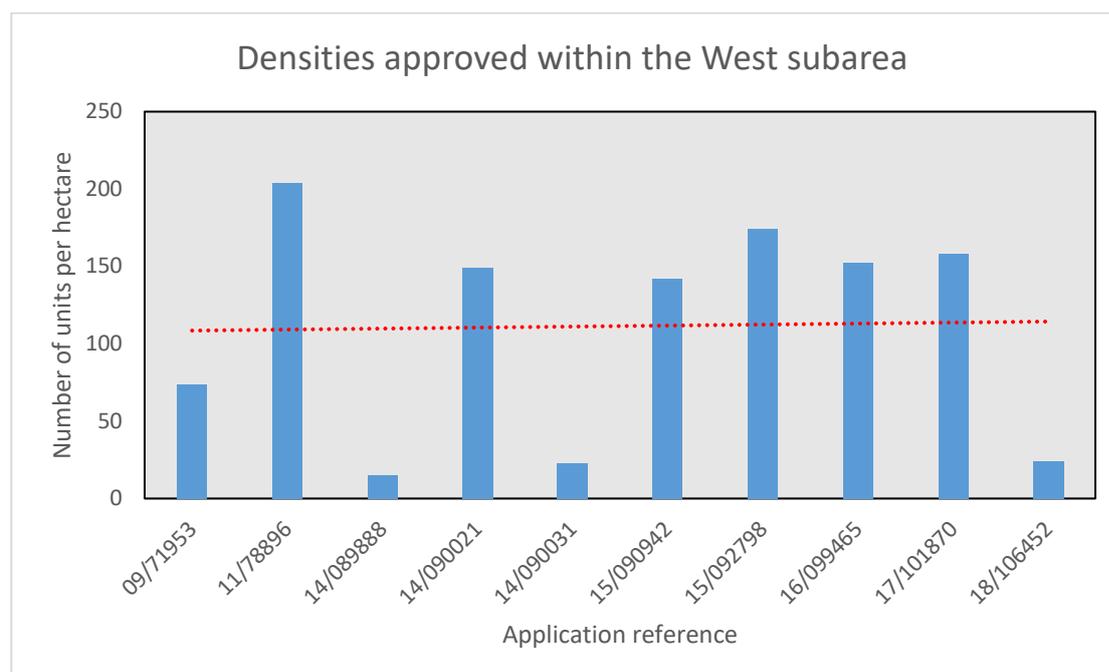


Annex 4: Sample of major applications approved across the West Area

Dataset used West Area:

Reference	PTAL 2015	Station proximity (buffer in meters)	District or major centre proximity (buffer in meters)	No. of units (net gain)	Height (storeys)	Density (No. of units per hectare)
14/089888	3	800	400	27	4	15
14/090031	3	800	N/A	50	5	23
18/106452	2	800	800	17	5	24
09/71953	3	800	800	68	9	74
15/090942	4	400	400	27	6	142
14/090021	2	N/A	N/A	17	5	149
16/099465	5	400	400	23	2	152
17/101870	6a	800	400	19	4	158
15/092798	3	800	400	33	4	174
11/78896	4	400	N/A	47	4	204
12/080369	4	400	N/A	25	4	294

Bar graph of dataset used for West Area:

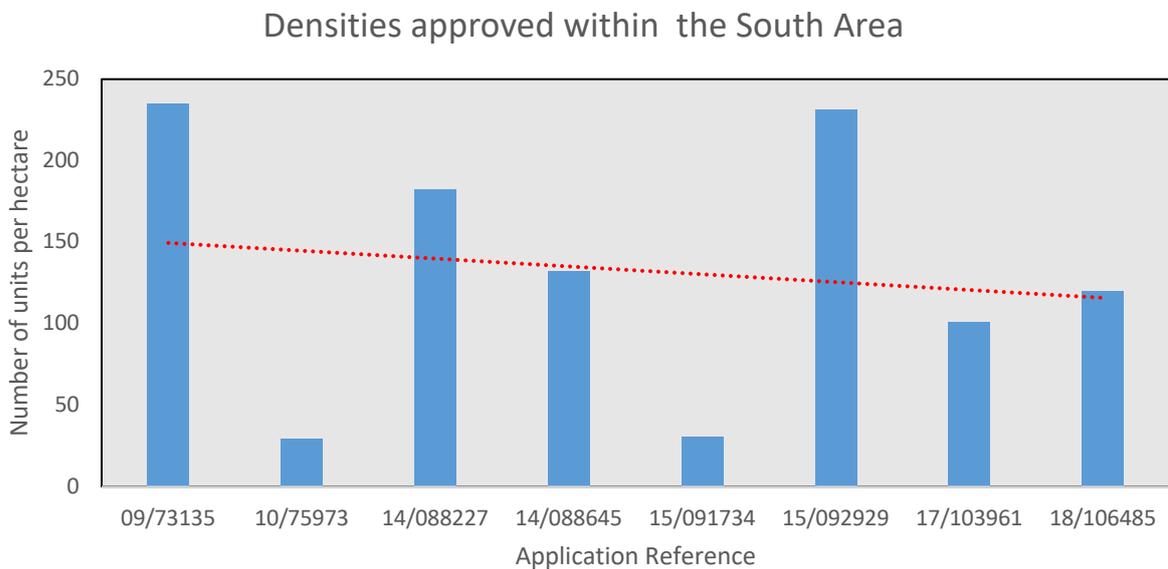


Annex 5: Sample of major applications approved across the South Area

Reference	PTAL Level 2015	Station proximity (within meters)	District or major centre proximity (within meters)	No. of units (net gain)	Height (storeys)	Density (No. of units per hectare)
17/102175	3	800	800	28	3	29
15/091734	1b	x	800	21	6	31
10/74143	3	800	400	58	4	83
07/67276	5	800	400	414	8	115
10/74455	6a	800	400	29	5	153
12/081169	4	400	400	218	17	156
14/089404	6a	800	400	19	4	181
14/088227	4	400	800	60	4	182
14/087333	3	400	400	236	17	197
17/101161	6b	800	400	31	4	199
15/094870	6b	400	400	36	4	205
17/100276	6b	400	400	36	5	207
16/099284	6b	800	400	53	4	209
09/73064	6b	800	400	14	5	226
09/73135	3	800	800	12	9	235
15/093403	6b	400	400	44	7	244
15/093128	4	800	400	179	8	267
14/086564	6b	800	400	137	6	274
14/086354	6b	800	400	26	4	325
15/091914	6b	400	400	28	6	364
15/094039	6b	400	400	20	5	385
09/71246	6b	400	400	794	24	503
10/76005	6b	400	400	415	17	524
11/77754	5	400	400	62	10	574

Reference	PTAL Level 2015	Station proximity (within meters)	District or major centre proximity (within meters)	No. of units (net gain)	Height (storeys)	Density (No. of units per hectare)
17/102292	4	800	400	27	2	643
14/088367	5	400	400	56	13	651
16/099036	6b	800	400	12	2	667
13/082493	6b	400	400	193	25	1287

Bar graph of dataset used for South Area:



Annex 6: Sample of major applications along the A21 Corridor

Dataset used for A21 Corridor:

Reference	PTAL Level 2015	Station proximity (within meters)	District or major centre proximity (within meters)	No. of units (net gain)	Height (storeys)	Density (No. of units per hectare)
17/102175	3	800	800	28	3	29
15/091734	1b	x	800	21	6	31

Reference	PTAL Level 2015	Station proximity (within meters)	District or major centre proximity (within meters)	No. of units (net gain)	Height (storeys)	Density (No. of units per hectare)
10/74143	3	800	400	58	4	83
07/67276	5	800	400	414	8	115
10/74455	6a	800	400	29	5	153
12/081169	4	400	400	218	17	156
14/089404	6a	800	400	19	4	181
14/088227	4	400	800	60	4	182
14/087333	3	400	400	236	17	197
17/101161	6b	800	400	31	4	199
15/094870	6b	400	400	36	4	205
17/100276	6b	400	400	36	5	207
16/099284	6b	800	400	53	4	209
09/73064	6b	800	400	14	5	226
09/73135	3	800	800	12	9	235
15/093403	6b	400	400	44	7	244
15/093128	4	800	400	179	8	267
14/086564	6b	800	400	137	6	274
14/086354	6b	800	400	26	4	325
15/091914	6b	400	400	28	6	364
15/094039	6b	400	400	20	5	385
09/71246	6b	400	400	794	24	503
10/76005	6b	400	400	415	17	524
11/77754	5	400	400	62	10	574
17/102292	4	800	400	27	2	643
14/088367	5	400	400	56	13	651
16/099036	6b	800	400	12	2	667
13/082493	6b	400	400	193	25	1287

Dataset used for A21 corridor

Densities approved within an 800m buffer of the A21 Road

