



# River Corridor Improvement Plan

Supplementary Planning Document

London Borough of Lewisham  
September 2015

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# Executive Summary

The purpose of this Supplementary Planning Document is to provide guidance relating to the rivers and river corridors in the London Borough of Lewisham. The council seeks to secure high quality development along the river corridors, whilst balancing objectives for environmental protection and enhancement, flood risk, housing supply and economic growth.

The vision is **to protect and enhance the environment, to reduce flood risk, to support strong, prosperous and vibrant communities, and to contribute to healthy communities**. The plan has been informed by the European Water Framework Directive and other relevant policies at the European, national, regional and local levels.

The plan has identified three overarching river character areas in the London Borough of Lewisham, comprising the River Thames and Deptford Creek, the River Ravensbourne and Pool River, and the River Quaggy and Kyd Brook. The public access networks traversing these character areas could be improved through the designation of Public Rights of Way across land in private ownership, measures to reduce crime and fear of crime, environmental enhancements and improved connections between the Public Rights of Way and the rivers.

Design and development guidelines relating to the following should be considered by applicants for planning permission and Development Planning Officers:

- regeneration;
- channel enhancement;
- ecological enhancement;
- boundary and surface treatments;
- public art;
- access and the public realm;
- management and maintenance; and
- flood risk.

Specific guidance is provided relating to the following sites:

- Kent and Sun Wharf;
- Lewisham College;
- Broadway Fields;
- Tesco;
- Wickes / Halfords; and
- Beckenham Place Park.

The aims and objectives will be delivered through planning policy, development management, and other initiatives by the Council. Partnership working with developers, landowners and communities will be required. Funding will be secured to support delivery.

The aims are:

- To provide guidance for developers and landowners;
- To ensure high quality development along the river corridors;
- To ensure development enhances the river setting;
- To provide guidance on flood alleviation and ecological improvements;
- To ensure that development is appropriate and that the impacts of development are effectively understood;
- To engage local communities in flood prone areas and encourage appropriate action;
- Improve the overall water quality and river health; and
- Encourage development which positively responds to rivers and their setting, ensuring that any necessary mitigation is designed in from the earliest stage as an inherent part of the scheme.



# Introduction

## BACKGROUND

### 1.1

This Supplementary Planning Document (SPD) provides detailed guidance on the rivers and river corridors in the London Borough of Lewisham. The purpose of the River Corridor Improvement Plan (RCIP) is to ensure that all works along the river corridors are of a high quality and guided by the protection and enhancement of local amenity. A balance is sought between the interests of environmental protection and enhancement, flood risk, housing supply and economic growth.

### 1.2

In the past, some sections of the rivers that flow through the Borough have been canalised for flood defence reasons. The RCIP seeks to provide guidance where canalised sections of river can be returned to a more natural state without increasing flood risk.

## DEFINITION

### 1.3

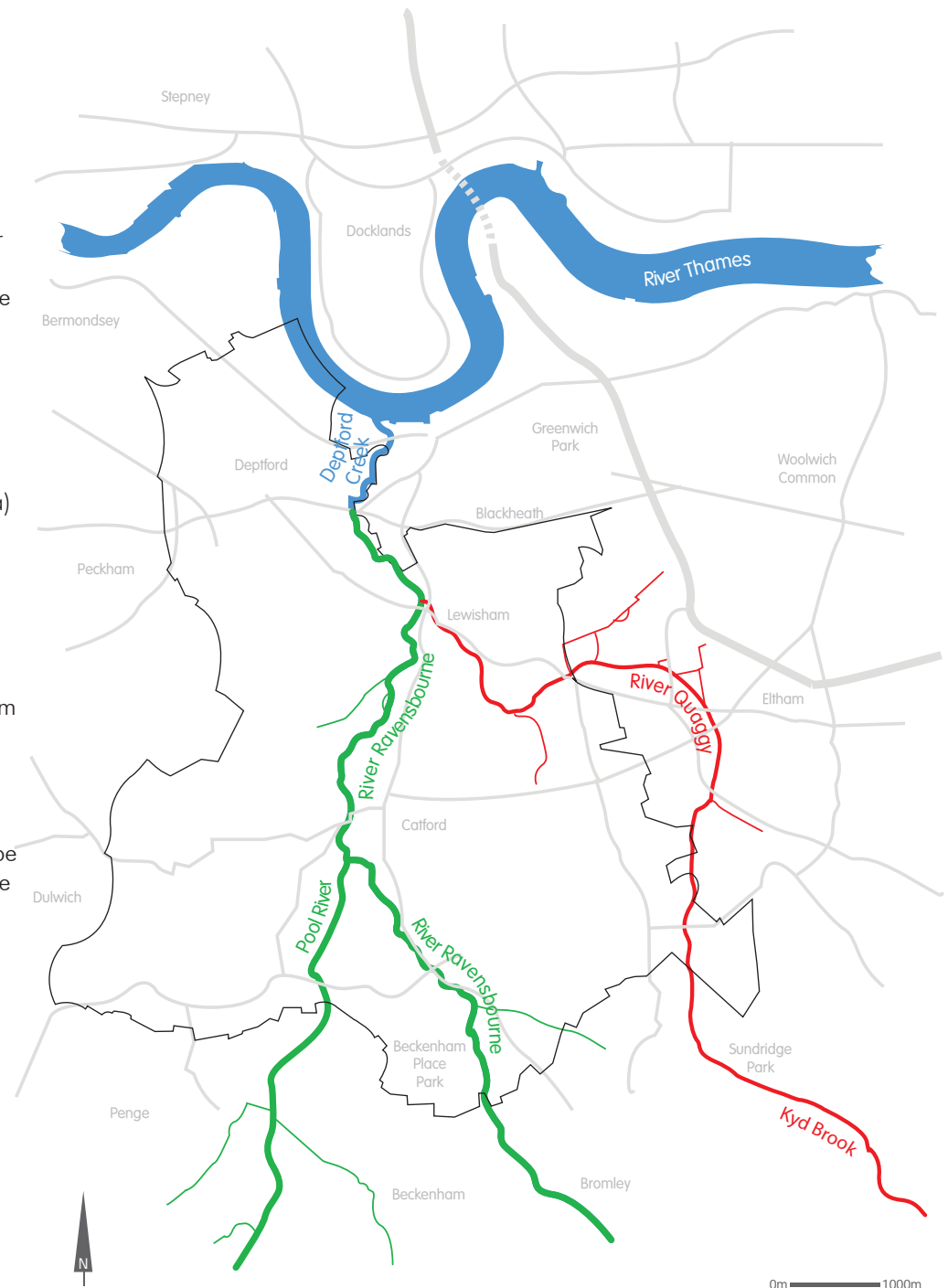
The RCIP defines a river corridor as the width of the channel in which water flows, as well as a river's extensive influence on the surrounding landscape and townscape.

### 1.4

A river corridor is characterised by the interactions between a range of natural (the influences of hydrology, geology, soils, climate, flora and fauna) and cultural (the historical and current impact of land use, settlement, public access and other human interventions) components within the water course.

### 1.5

The RCIP applies to all sites in Lewisham that are located within the corridors of the River Thames, Deptford Creek, the River Ravensbourne, Pool River, the River Quaggy and Kyd Brook. Sites may not have a river frontage but will be closely related to the river and therefore have the potential to affect the river environment.





## AIMS

### 1.6

The aims of the RCIP are to:

- Provide guidance for developers and landowners;
- Secure high quality development along the river corridors;
- Ensure development enhances the river setting;
- Provide guidance on flood alleviation and ecological improvements;
- Ensure that development is appropriate and that the impacts of development are effectively understood;
- Engage local communities in flood prone areas and encourage appropriate action;
- Encourage development which positively responds to rivers and their setting, ensuring that any necessary mitigation is designed in from the earliest stage as an inherent part of the scheme;
- Improve the overall water quality and river health.

## OBJECTIVES

### 1.7

The objectives of the RCIP are to:

- Protect and enhance the biodiversity and landscape value of the rivers in Lewisham;
- Provide coordinated guidance for development adjacent to the London Borough of Lewisham's rivers, promoting regeneration and ensuring design is responsive to and makes the most of opportunities to enhance the river environment;
- Promote the sustainable and efficient use of space by protecting and enhancing the multifunctional nature of the Ravensbourne, Quaggy and Pool Rivers, Deptford Creek and the River Thames;
- Maximise the use of the river to transport freight, particularly in Deptford Creek, to support the Blue Ribbon Network;
- Promote opportunities to manage flooding;
- Promote improved access to rivers and increased public awareness;
- Safeguard and increase the role of the river corridors in the public realm, contributing to the open space network in the Borough, and to promote opportunities for sport, leisure, education, investment and employment;
- Promote social inclusion and tackle deprivation and discrimination, ensuring that the river corridors are accessible to everyone as part of the blueribbon network;
- Promote opportunities for walking and cycling by ensuring existing routes, such as the Waterlink Way and Route 21, are maintained and where possible enhanced, and by promoting opportunities to overcome barriers to the public rights of way network;
- Provide opportunities for greater access and awareness of the historic environment as shaped by the river network.



Sutcliffe Park



Ladywell Fields

## BENEFITS

1.8

The RCIP provides a clear framework for the river corridors. The vision, which has been developed through consultation with the key stakeholders, sets out the expectations and requirements for the range of activities that occur along the river corridors. General and specific design requirements are provided. The SPD provides a coordinated approach to the complex interests of environmental protection and enhancement, flood risk, housing supply, economic growth and other development pressures, and recreation needs and demands. The RCIP is developed in the context of an urban Borough subject to significant risk of flooding.

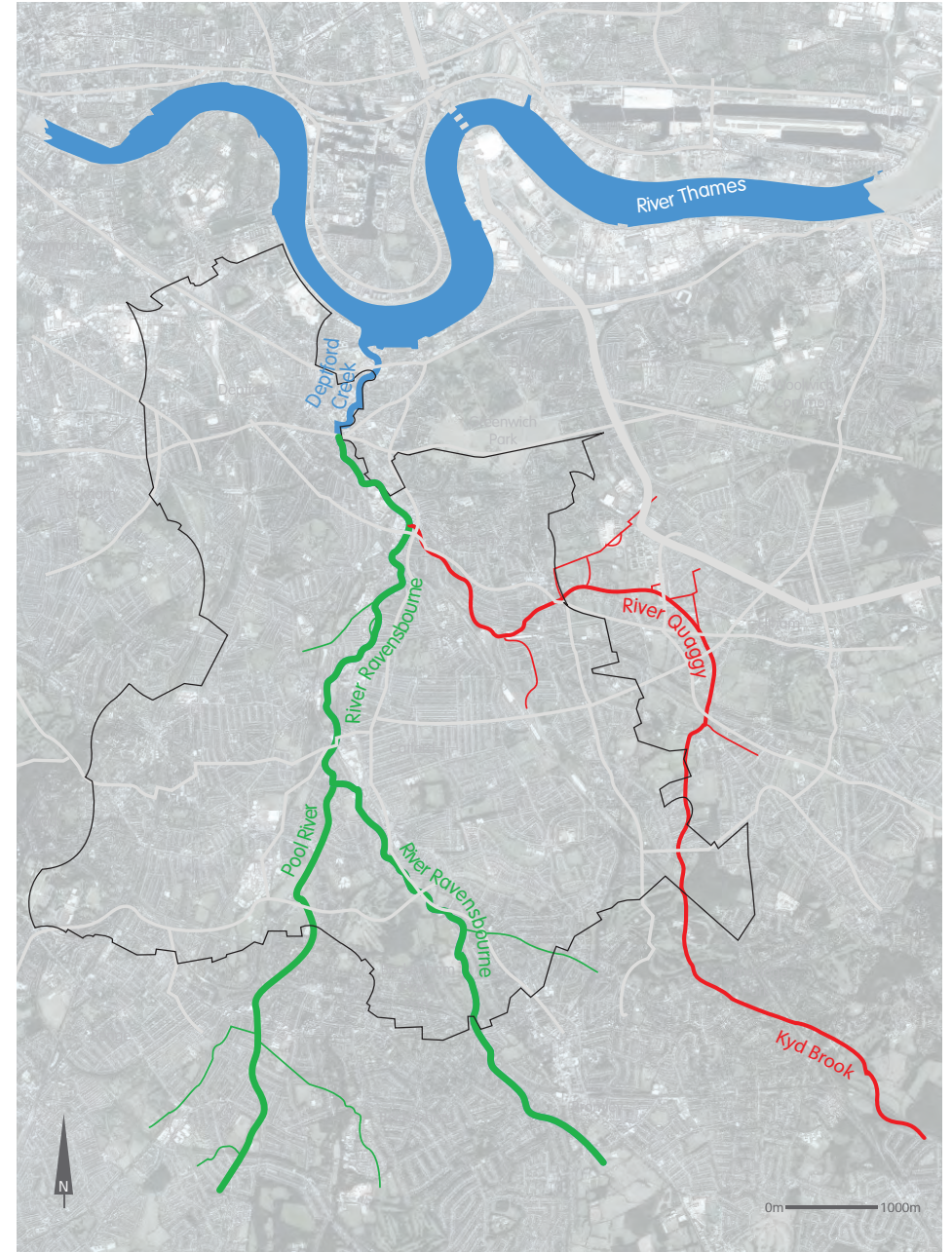
## STATUS

1.9

This SPD has been prepared to support the implementation of Lewisham's Core Strategy, in particular policies 10 (Managing and reducing the risk of flooding), 11 (River and waterways network) and 15 (High quality design for Lewisham), and policies in Lewisham's Development Management Local Plan, Site Allocations Local Plan and Lewisham Town Centre Local Plan.

1.10

The policies within this SPD are consistent with Lewisham's Local Plan documents. This SPD is a material consideration in planning decisions.





## METHODOLOGY

### 1.11

Lewisham RCIP SPD has been prepared in accordance with the process set out within the Town and Country Planning (Local Planning) (England) Regulations 2012, in addition to other relevant requirements and best practice guidance. A sustainability appraisal (incorporating strategic environmental assessment and equalities analysis assessment) has been completed in parallel with the formulation of the SPD.

### 1.12

The Ravensbourne RCIP (2010) has been reviewed and expanded to cover the River Thames, Deptford Creek, the River Quaggy, Pool River and Kyd Brook, in addition to the River Ravensbourne. The local community and interested groups have participated in the preparation of the SPD from the outset. A shared vision for the future enhancement of Lewisham's river corridors is presented in Section 2. The SPD has been developed in parallel with the Thames River Basin Management Plan and the Ravensbourne Catchment Improvement Plan.

### 1.13

The relevant EU, national, regional and local policies and strategies have been reviewed and the results are summarised in Section 3. An integrated character assessment of the river corridors has been completed and the features, particular characteristics and the character of each river corridor are described in Section 4.

### 1.14

The Green Grid, Waterlink Way, Green Chain and other Public Rights of Way Networks traversing the river corridors have been mapped and potential enhancements have been identified in Section 5.

### 1.15

The integrated character assessments have been used to prepare the design and development guidelines set out in section 6.

### 1.16

Research has been completed into the key means of delivering river corridor improvements, including policy mechanisms, forums, development management, developer contributions and other funding opportunities. An outline of these delivery mechanisms is supplied in Section 7. Short, medium and long-term priorities for the SPD are linked to key actions and presented in an Action Plan in Section 8.





# Vision

A coordinated approach to bring the River Thames, Deptford Creek, the River Ravensbourne, the River Quaggy, Pool River and Kyd Brook back to the heart of Lewisham, as distinctive and attractive focal points that bring together local communities and wildlife, promoting healthy living whilst reducing flood risk and the impacts of climate change.

## PROTECT AND ENHANCE THE ENVIRONMENT ALONG THE RIVER CORRIDORS

- Use environmentally sensitive designs to enhance the river environment for wildlife, providing better conditions for habitats to flourish and adapt to climate change.

## REDUCE FLOOD RISK

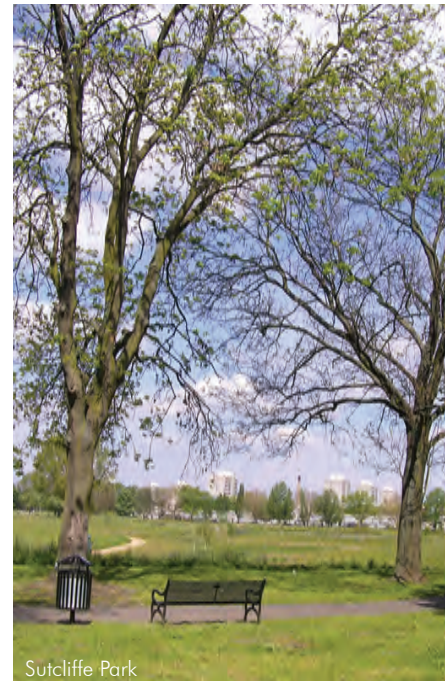
- Maximise opportunities from regeneration to review the location, layout and design of riverside sites to help reduce and manage flood risk, including downstream flood risk;
- Raise awareness of the expected increased risk of flooding and extreme weather conditions and encourage appropriate adaptation and mitigation measures.

## SUPPORT STRONG PROSPEROUS AND VIBRANT COMMUNITIES ALONG LEWISHAM'S RIVERS

- Enhance and maintain the unique image and identity of the river corridors by stimulating development which reflects the landscape, townscape and historic character of the locality;
- Support development responsive to the river corridors, which delivers community facilities, homes and jobs in addition to river corridor enhancements;
- Encourage development to respond to and address the river and deliver enhancements as part of schemes;
- Encourage public participation in the active management of wildlife habitats directly adjacent to the river, such as appropriate river bankside management.



Brookmill Park



Sutcliffe Park



Sutcliffe Park



## CONTRIBUTE TO HEALTHY COMMUNITIES, THROUGH RECREATION AND LEISURE PROVISION ALONG THE RIVER CORRIDORS

- Provide high quality public spaces along the river corridors, which are accessible to everyone;
- Encourage safe and legible cycling and pedestrian routes along and across the river corridors, overcoming barriers to the public rights of way network;
- Make continued provision for water related activities where appropriate and desirable;
- Improve access to leisure, cultural, education and sports facilities along the river corridors.



Cornmill Gardens



Bell Lane



Sutcliffe Park



Cornmill Gardens

# Policy and Strategic Context

## 3.1

A detailed assessment of the policy and strategic context has been completed to inform the formulation of London Borough of Lewisham RCIP SPD. The table below summarises the objectives of the key European, national, regional and local policies and strategies. The RCIP SPD is in general conformity with these objectives. The SPD supplements and furthers the aims of the relevant policies and strategies where appropriate.

| POLICY  | OBJECTIVE   |
|---|---|
| <b>EUROPEAN</b><br>Water Framework Directive          | <ul style="list-style-type: none"> <li>To provide a framework for the protection of water, through river basin districts and river basin management plans.</li> <li>The assessment and management of flood risk, through flood risk assessments and flood risk management plans.</li> </ul>   |
| <b>NATIONAL</b><br>National Planning Policy Framework | <ul style="list-style-type: none"> <li>A presumption in favour of sustainable development;</li> <li>A requirement for proactive strategies for climate change mitigation and adaptation, considering flood risk;</li> <li>A sequential test to direct development away from the areas of highest flood risk;</li> <li>A need for decisions to be informed by a flood risk assessment;</li> <li>Development should not increase flood risk and where possible should reduce flood risk.</li> </ul> |
| National Planning Practice Guidance                   | <ul style="list-style-type: none"> <li>Open space should be taken into account in planning for a new development;</li> <li>A strategic approach to protecting and improving the natural environment based on local priorities and evidence is required.</li> </ul>  |

| POLICY                                 | OBJECTIVE  |
|--|--|
| <b>LONDON</b><br>London Plan           | <ul style="list-style-type: none"> <li>Increased use and restoration of the blue ribbon network;</li> <li>To address current and future flood issues and minimise risks in a sustainable and cost effective way.</li> </ul>            |
| London Rivers Action Plan              | <ul style="list-style-type: none"> <li>To provide a forum for identifying stretches of river that can be brought back to life, by improving habitats, removing or modifying flood defences, or by reclaiming buried rivers.</li> </ul> |
| Thames River Basin Management Plan     | <ul style="list-style-type: none"> <li>To promote the protection, improvement and sustainable use of the water environment. River basin management ensures a collaborative approach to the improvements needed.</li> </ul>             |
| Thames Catchment Flood Management Plan | <ul style="list-style-type: none"> <li>To understand the scale and extent of flooding now and in the future, and set policies for managing flood risk within the catchment.</li> </ul>   |
| London Abstraction Management Strategy | <ul style="list-style-type: none"> <li>To set out how water resources are managed in the London area and to provide information about water availability for further extraction.</li> </ul>  |
| Thames Estuary 2100                    | <ul style="list-style-type: none"> <li>The strategic direction for managing flood risk in the Thames estuary to the end of the century and beyond.</li> </ul>  |
| Estuary Edges                          | <ul style="list-style-type: none"> <li>To provide guidance on ecological design for soft natural riverbank edges to encourage wildlife on the Thames.</li> </ul>   |



| POLICY   | OBJECTIVE  |
|--|--|
| LONDON BOROUGH OF LEWISHAM<br>Lewisham Core Strategy | <ul style="list-style-type: none"> <li>To preserve and enhance the river and waterways network, including the water quality, landscape, biodiversity, amenity and historical value, wider recreation and health benefits and potential for transport routes;</li> <li>To ensure development adjacent to rivers and waterways contributes to their special character, improving urban design quality and the natural ability of rivers and waterways to function, enhances the vitality of river frontages and access to the foreshore, and naturalising flood defences where appropriate;</li> <li>To protect the borough from the risk of flooding and to manage improved water quality.</li> </ul> |
| Lewisham Site Allocations Local Plan                 | <ul style="list-style-type: none"> <li>To facilitate development through the allocation of sites, protecting and enhancing the key features of the borough, including the river and waterways network.</li> </ul>  |
| Lewisham Development Management Local Plan           | <ul style="list-style-type: none"> <li>To guide and inform the assessment and determination of planning applications, with a presumption in favour of sustainable development and specific policy for the River Thames area and Deptford Creekside.</li> </ul>   |
| Lewisham Town Centre Local Plan                      | <ul style="list-style-type: none"> <li>A spatial strategy for the town centre, identifying town centre areas and site specific policy for the town centre. The document considers the paths of the River Ravensbourne and the River Quaggy, and accompanying open space, supporting opportunities to enhance the quality of the river environment.</li> </ul>  |

| POLICY                                       | OBJECTIVE  |
|--|--|
| Lewisham Strategic Flood Risk Assessment     | <ul style="list-style-type: none"> <li>To identify flooding sources, provide an assessment of the level of flooding associated with identified areas and outline flood risk constraints to development.</li> </ul> |
| Ravensbourne River Corridor Improvement Plan | <ul style="list-style-type: none"> <li>To provide design guidance for the Ravensbourne river corridor based on the distinctive nature of the different character areas.</li> </ul>                                 |

# River Corridor Character Assessments

## Introduction to Character Assessment Areas

### 4.1

The three river corridors that are the subject of this document all have differing characters. An assessment of the character of these river corridors is provided on the following pages. The three character areas which have been identified and assessed are:

- River Thames & Deptford Creek;
- River Ravensbourne & Pool River; and
- River Quaggy & Kyd Brook.

### 4.2

As shown on the map opposite, the catchment of the Ravensbourne extends beyond the boundaries of the Borough and hence there is a need for partnership and collaboration between the Council and the adjacent Boroughs.

### 4.3

Lewisham's rivers sit within the Ravensbourne Catchment. The rivers start in Bromley and Croydon and run for approximately 25 km northwards, through Lewisham and Greenwich until they meet in Deptford at the River Thames.

### 4.4

The Catchment is made up of the area of land where water runs into rivers and streams, and includes parks, gardens, buildings and roads. This means that events occurring in Bromley or Croydon, such as heavy rainfall or pollution, can impact on water levels, flooding and water quality down stream in Lewisham and Greenwich. Therefore it is important to work together, across borough boundaries, to ensure a joined up approach to managing the rivers in our shared Ravensbourne Catchment.



# River Corridor Character Assessments

## River Thames and Deptford Creek

### THE RIVER CORRIDOR

#### 4.5

Deptford is the northernmost area within the London Borough of Lewisham, extending to the banks of the River Thames. There is limited access or activity along this stretch of the frontage to the River Thames. The River Ravensbourne flows north to enter the River Thames at Deptford Creek. The eastern boundary of Deptford is defined by Deptford Creek, forming the border between the London Borough of Lewisham and Royal Borough of Greenwich. Deptford Creek is one of the few remaining navigable creeks off the River Thames. Creekside Discovery Centre provides access to Deptford Creek and a range of activities near by. However public access to the creek is otherwise limited and there are few river crossings.

### KEY LANDSCAPE AND TOWNSCAPE CHARACTERISTICS

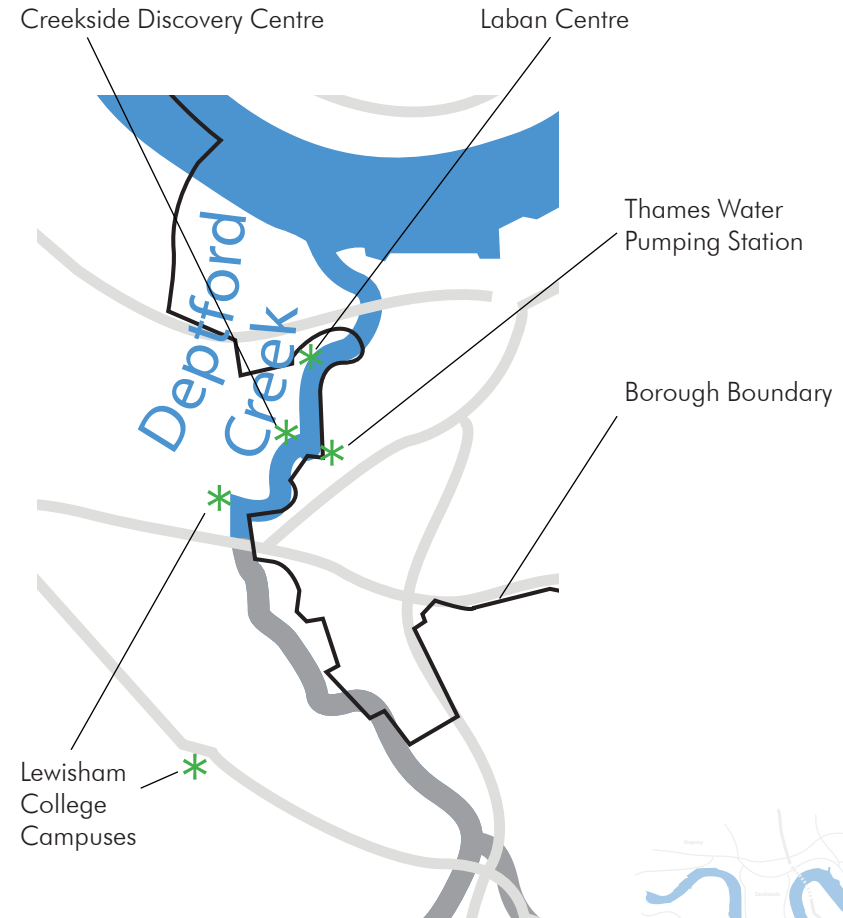
#### 4.6

The River Thames and Deptford Creek are deep and broad tidal rivers, bounded by walls of timber fendering and steel piling. Wide expanses of mud are exposed at low tide. Deptford Creek has a strong meandering character. At Creekside, the river is largely hidden from public view by brick walls along the pavement edge. Commercial and

residential buildings with large footprints also screen the river from public view, whilst private inner courtyards along the river embankment provide a sense of openness and light.

#### 4.7

The colourful houseboats on Deptford Creek, historic wharves, individual bridges and viaducts create a distinctive townscape character along the river corridor. Key features include the Docklands Light Railway, Mumford Mill and Thames Water Pumping Station. The area has a strong sense of community, fostered by the Crossfields Estate, Lewisham College, Trinity Laban Conservatoire of Music and Dance and Creekside Discovery Centre.





## River Thames and Deptford Creek

### RIVER ECOLOGY

#### 4.8

The Thames and Deptford Creek include a diversity of wetland plants, including hemlock water-dropwort and garden angelica. There is no saltmarsh, as all the intertidal mud is deeply inundated at high water. These tidal reaches do, however, support wide and varied fish populations, and Deptford Creek is known to be an important nursery for fish fry. There is also a large and increasing population of Chinese Mitten Crab. The intertidal mud is a valuable feeding habitat for birds. Fish eating birds such as grey herons and cormorants also visit regularly.

### FLOOD RISK

#### 4.9

The River Thames Tidal Defences alleviate the risk of flooding to London at a higher standard than anywhere else in the country. The Thames Barrier holds back high tides and storm surges preventing them from reaching Deptford. Secondary tidal flood walls and embankments are also constructed along the River Thames including at Deptford Creek and along the lower end of River Ravensbourne up to Brookmill Park.

#### 4.10

The Thames riverside includes residential properties with good public access to the riverside, and the large Convoys Wharf redevelopment site. The river frontage on Deptford Creek is occupied by businesses and the flood defences are on the river wall, in some cases with limited access. The estimated overall costs of the tidal flood defence system for Lewisham for the period to 2050 is about £15 million. As the flood defences are improved it will be important to ensure that there is collaboration between neighbouring councils on the planning, design and construction of improvements to the tidal flood defences and the riverside. When defences are raised, it is likely that footpaths and other public access will also require raising in some areas.



Deptford Creek



Houseboats on Deptford Creek



The Laban Centre



Deptford Creek



## River Thames and Deptford Creek

### HERITAGE

#### 4.11

The deep ford which gave Deptford its name was formed during the Roman era. By the Tudor period, Deptford had become a thriving fishing village. Between the eleventh and eighteenth century, Deptford was strongly related to the river, with early development and industry along the waterfront, including watermills, gravel pits, fishing wharves, and shipbuilding.

#### 4.12

From the sixteenth century onwards until its closure in the nineteenth century, the proximity of the Royal Dockyard created by Henry VIII at Deptford provided employment for shipbuilders at Deptford Creek. Towards the end of this period further industrial development included gasworks, breweries and chemical works. The Deptford Waterworks was founded in the early eighteenth century by the Ravensbourne Water Company. From the nineteenth century, both sides of Deptford Creek were fully revetted, confining the river to the current position.



1833



1894



# River Thames and Deptford Creek

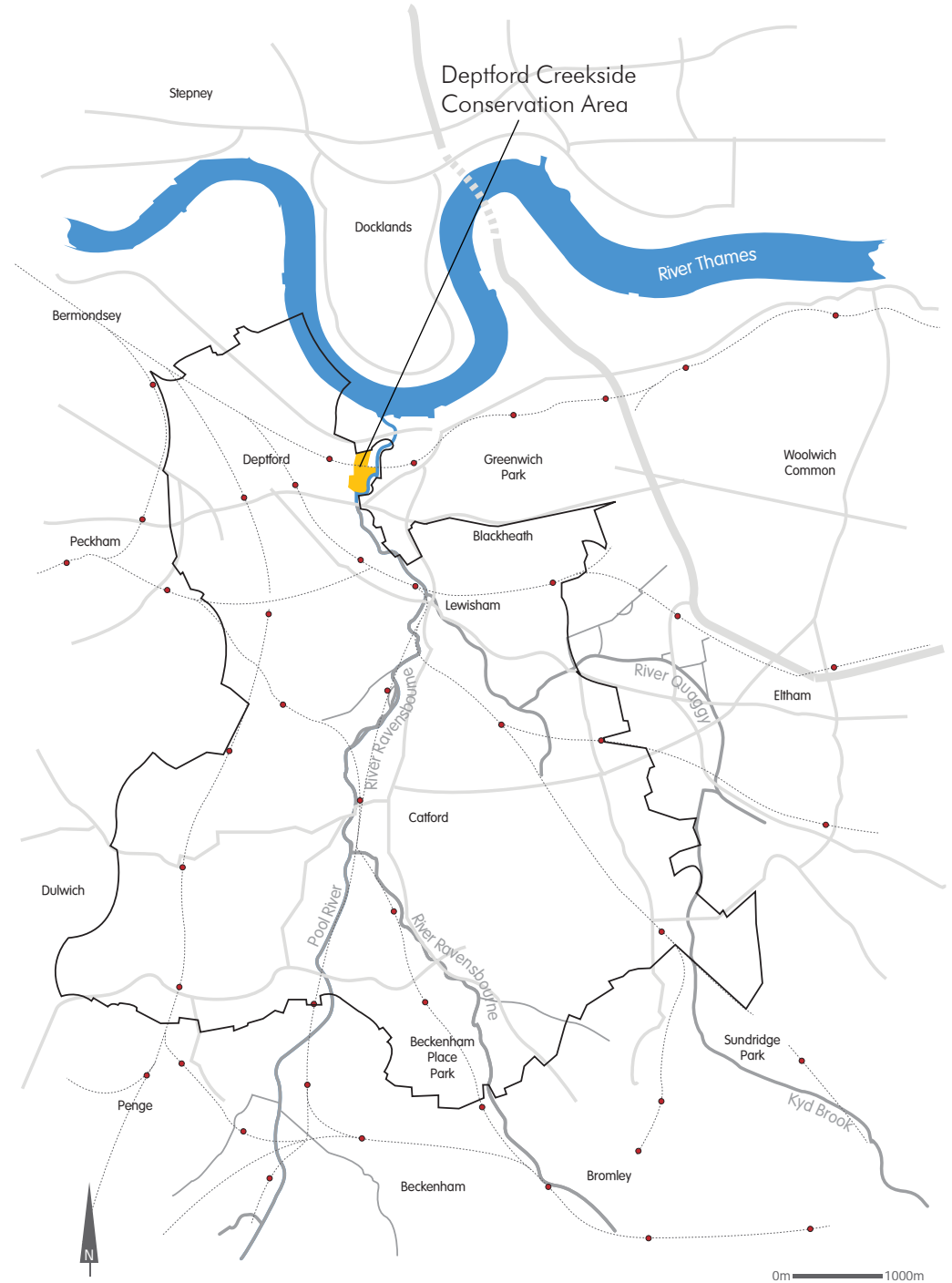
## CONSERVATION AREA

### 4.13

The recently designated Deptford Creekside Conservation Area is located along Deptford Creek



1746 - JOHN ROQUE MAP





# River Corridor Character Assessments

## River Ravensbourne and Pool River

### THE RIVER CORRIDOR

#### 4.14

Lewisham lies almost entirely within the catchment of the River Ravensbourne, which rises at Keston Ponds on the North Downs. The dry valley of the River Ravensbourne can be traced in the topography and geology continuing further south. The Pool River is a major tributary of the River Ravensbourne, which rises further west. The River Ravensbourne and the Pool River flow broadly south to north through the centre of the borough and enter the River Thames at Deptford Creek. Crystal Palace Ridge forms a distinct topographical feature to the west. The land to the east of the ridge drains into the River Ravensbourne system.

### KEY LANDSCAPE AND TOWNSCAPE CHARACTERISTICS

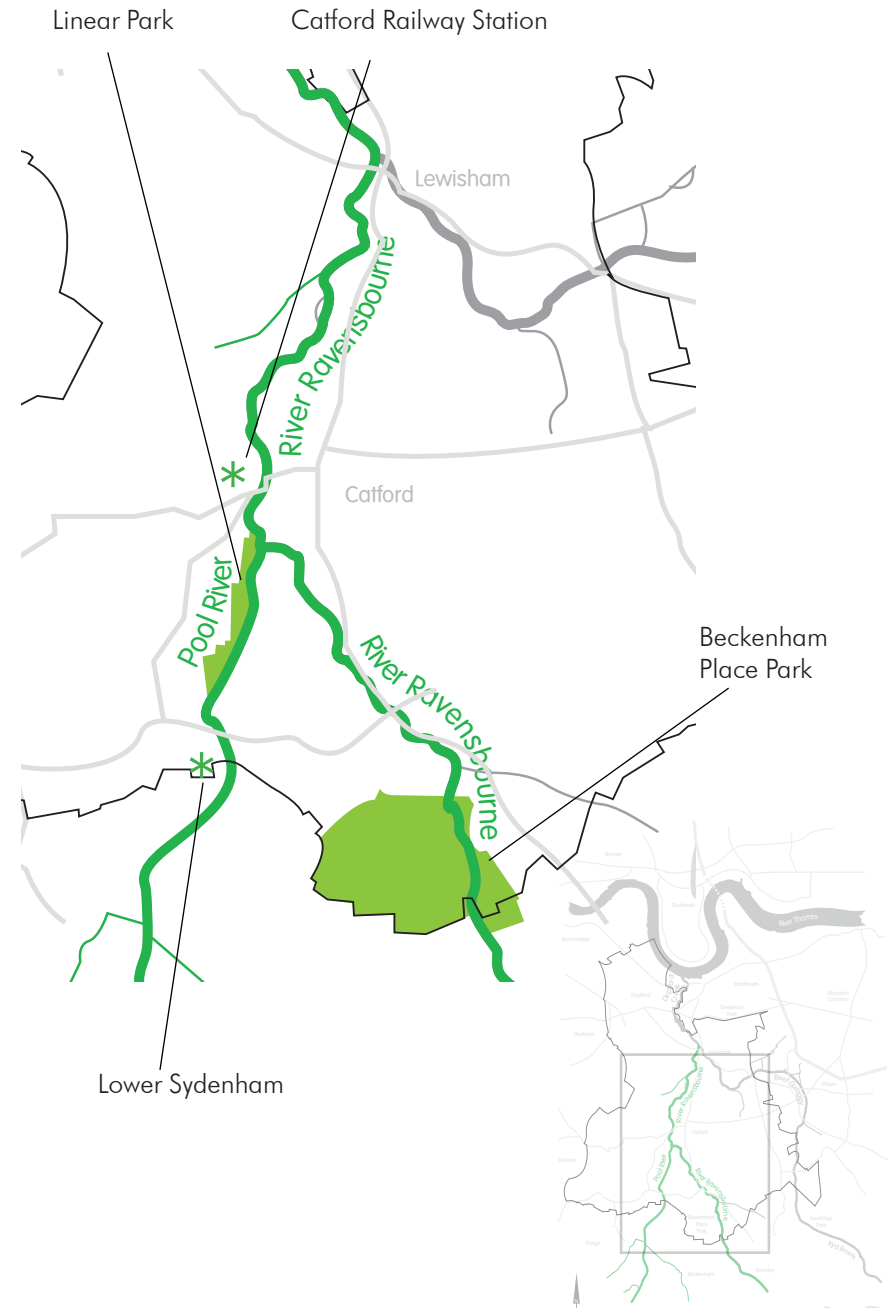
#### 4.15

The River Ravensbourne enters the borough from the London Borough of Bromley near Beckenham Place Park, whilst the Pool River enters the borough at Lower Sydenham to join the River Ravensbourne south of Catford.

Riverview Walk and Pool River Linear Park are located within the southern area of the London Borough of Lewisham. Approximately 300 metres to the south of Catford Hill, the River Ravensbourne emerges from beneath the railway to the east, and the Pool River passes over a small weir and beneath a footbridge where the rivers coalesce. The River Ravensbourne flows north through a wooded area into formal open parkland to the south of Catford Road. South of the confluence of both rivers, between the Pool River and the railway, there is a cycle and pedestrian route which forms part of Waterlink Way.

#### 4.16

The River Ravensbourne flows north to Catford Railway Stations, where there is limited access to the concrete channel. The river is culverted to the south of the South Circular Road, whilst to the north of the road the river is lined with mature trees. The Waterlink Way route gives way to private spaces, including large commercial buildings and a concrete surfaced car park.



## River Ravensbourne and Pool River

### 4.17

Ladywell Fields is a public park situated along the railway line, between Catford and Ladywell Railway Stations. The linear park has a flat to gently undulating landform. The canalised channel has been restored in places. The park comprises a northern, middle and southern field. The northern field includes expansive open areas, mature trees, wetland and ornamental shrubs. There are areas of flat grassland in the middle field which are used for informal football games. There are more secluded facilities in the southern field, including a bowling green and a tennis court.

### 4.18

The river environment in Lewisham Town Centre is characterised by concrete channeling and culverting. The environmental quality of the River Ravensbourne is poor at this location, with litter along the riverbanks, and public access is limited. Most of the historic development along the river corridor does not relate well to the river. To the south-west of Cornmill Gardens, there is a semi naturalised, partially restored river channel, associated with an area of public open space.

### 4.19

Brookmill Park and Broadway Fields provide linear public open spaces along the river corridor. Brookmill Park includes naturalised embankments which create a positive relationship between the park and the River Ravensbourne. The river meanders through the park in a two staged channel. The river is diverted through a concrete channel at Broadway Fields, which is a more urban open space with sports and play facilities.



Cornmill Gardens



Lewisham Station



Adjacent to Wickes



Ladywell Fields



## River Ravensbourne and Pool River

### RIVER ECOLOGY

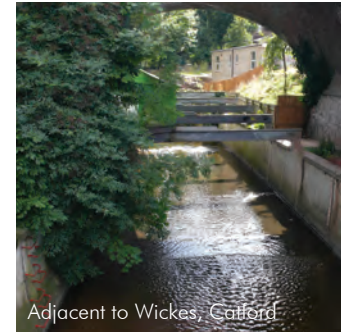
4.20

Significant parts of The River Ravensbourne and Pool River are culverted underground or in deep, vertical sided concrete channels. These sections of the river are of little nature conservation value, as flora and fauna regularly get washed away by floodwater. The Pool River between Bell Green and Catford, and the Ravensbourne at Beckenham Place Park, have more natural channels, although the higher land along the river corridors has prevented the formation of wetlands. Marginal vegetation includes watercress and Indian balsam. Aquatic plants such as Canadian waterweed and curled pondweed gain a foothold in the natural gravel bed. Birds include wagtails and kingfishers, and skittlebacks are a commonly seen fish.

### FLOOD RISK

4.21

Flooding from the River Ravensbourne has been recorded in the Lewisham and Catford area since 1809. The last major flood was in September 1968 where heavy rainfall caused the river to burst its banks, flooding several hundred homes and businesses. Extensive modification was undertaken in the 1960's to reduce the risk of flooding from the Ravensbourne and its tributaries. Less severe river flooding was also recorded in 1977, 1992 and 1993. Discussions and consultation is ongoing regarding a new Flood Alleviation Scheme for the River Ravensbourne.



Adjacent to Wickes, Catford



Ladywell Fields



Ladywell Fields



Cornmill Gardens



Ladywell Fields



Broadway Fields



Brookmill Park



## River Ravensbourne and Pool River

### HERITAGE

#### 4.22

Thirty acres of meadow and eleven mills were recorded in Lewisham in the Domesday Book. The meadow is now part of Ladywell Fields. Five of the mills were located between Lewisham and Deptford, one of which was at Brookmill Park. Ford Mill at Catford Hill was also mentioned in the Domesday Book. The principal historic settlements along the River Ravensbourne comprise Lewisham and Catford. A historic route, from Lewisham to Orpington, follows the River Ravensbourne.

#### 4.23

Up to the mid nineteenth century, the River Ravensbourne and the Pool River were part of the countryside and used largely for agricultural purposes. Railway lines were constructed along substantial sections of the Ravensbourne and Pool valleys during the nineteenth century, resulting in significant Victorian suburban expansion in Lewisham and Catford. Major new housing estates were developed in Lewisham and Catford during the early twentieth century, associated with significant works to realign the River Ravensbourne. Urban development continued to encroach on the river valleys throughout the interwar period, with stretches of the River Ravensbourne and the Pool River completely obscured, canalised and culverted by modern settlement.



1877

### CATFORD



1917



1940



# River Ravensbourne and Pool River

HISTORIC MAPS

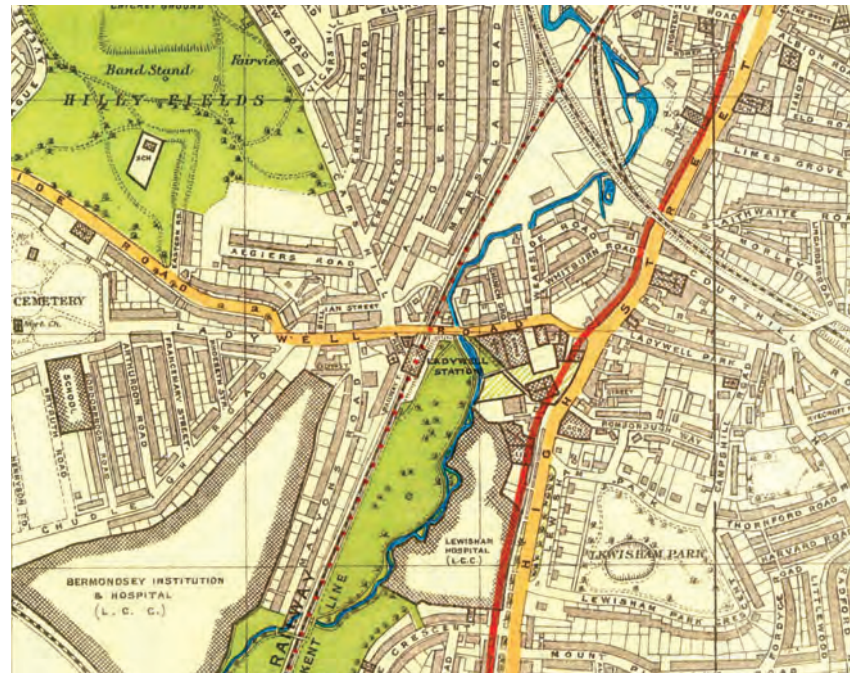
LADYWELL



1833



1875



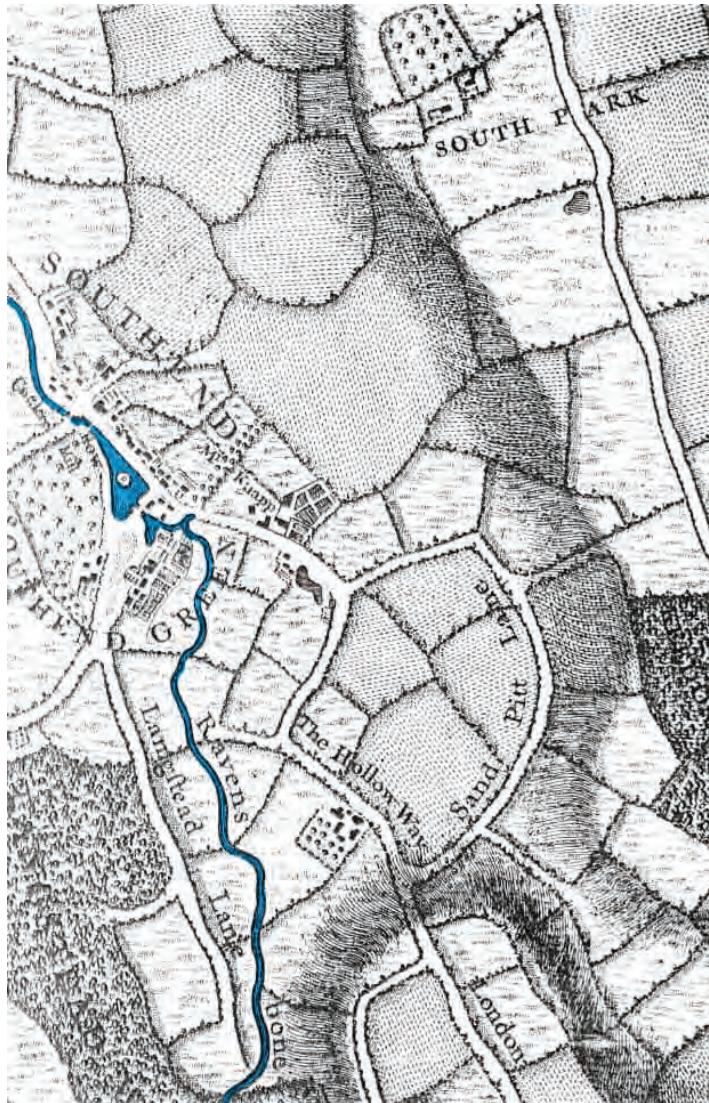
1930



## River Ravensbourne and Pool River

HISTORIC MAPS

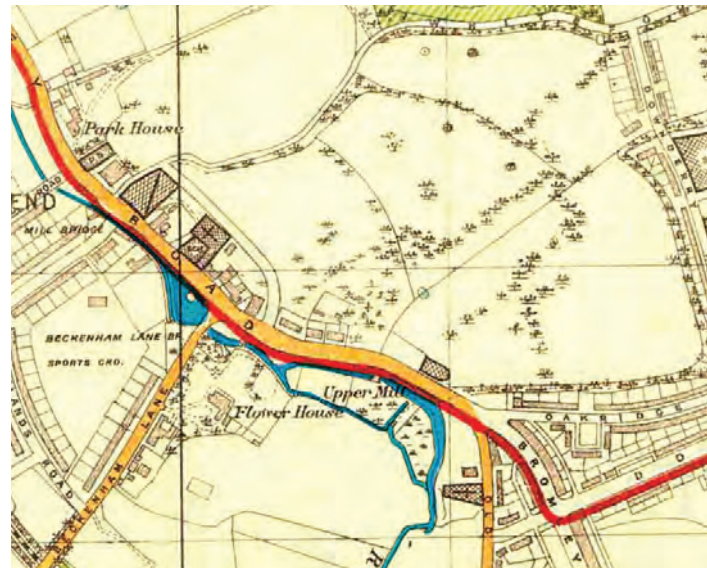
SOUTHEND



1743



1914



1930



# River Ravensbourne and Pool River

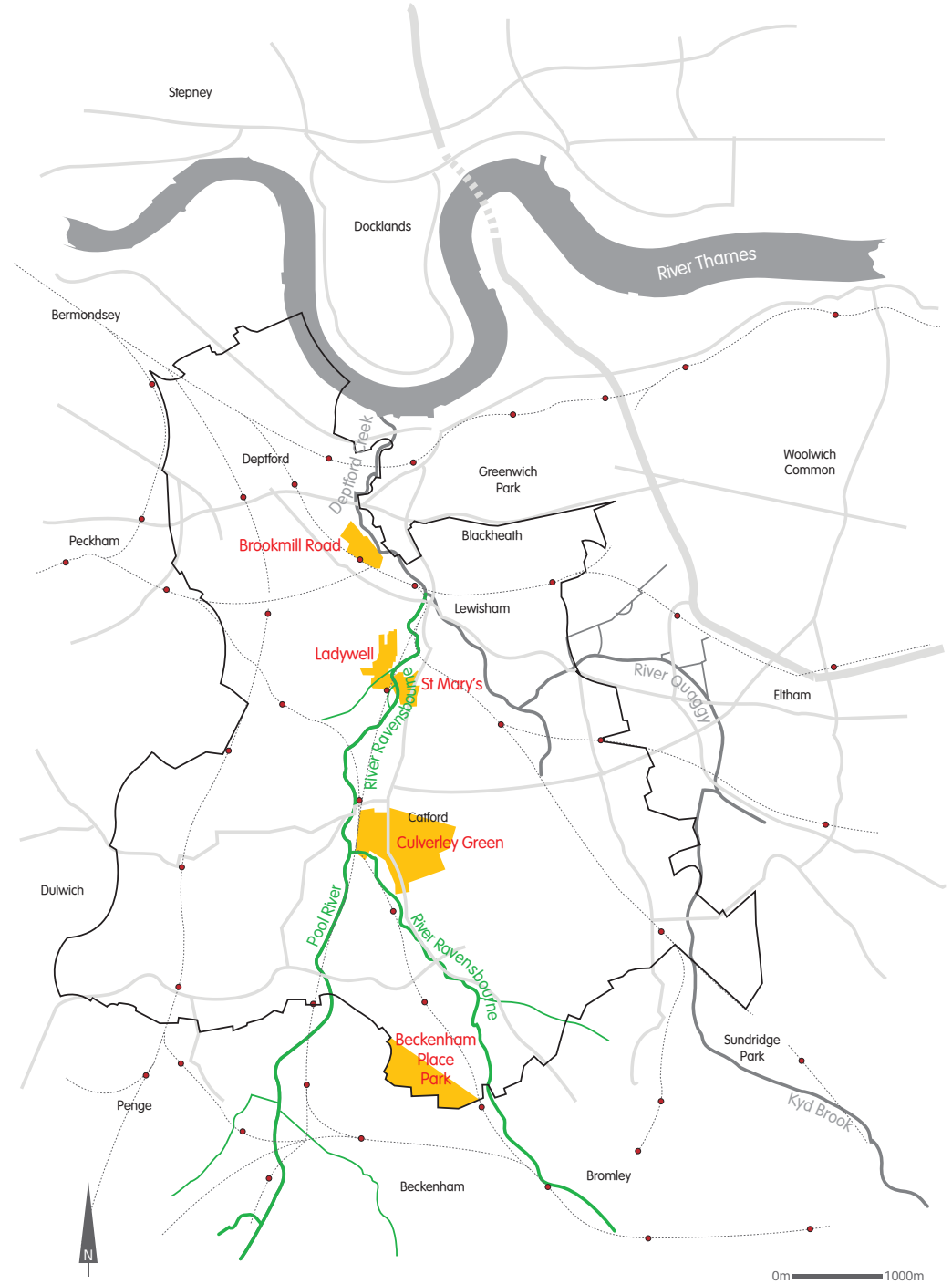
## CONSERVATION AREAS

### 4.24

Conservation Areas associated with the River Ravensbourne and the Pool River include Brookmill Road, St Mary's, Ladywell, Culverley Green and Beckenham Place Park.



ST MARY'S CONSERVATION AREA  
(images taken from St Mary's Conservation Area Character Appraisal)



# River Corridor Character Assessments

## River Quaggy and Kyd Brook

### THE RIVER CORRIDOR

#### 4.25

The upper reaches of the River Quaggy are known as Kyd Brook. The river rises at Locksbottom, Farnborough Hospital and Bromley Common to the east and reaches the London Borough of Lewisham at Chinbrook Meadows in Grove Park. The river passes into the London Borough of Bromley near Mottingham and subsequently flows into the Royal Borough of Greenwich before re-entering Lewisham at Lee Green. The River Quaggy joins the River Ravensbourne in Lewisham Town Centre.

### KEY LANDSCAPE AND TOWNSCAPE CHARACTERISTICS

#### 4.26

At Chinbrook Meadows, where Kyd Brook reaches the London Borough of Lewisham, the river channel has been naturalised, with river banks reintroduced to encourage wildlife. Boardwalks and bridges enhance the relationship between visitors and the river. Much of the subsequent length of the river to the boundary with the London Borough of Bromley is within concrete channels, or has been culverted.

#### 4.27

The extent of the river flowing into the borough from the Royal Borough of Greenwich is urban in character, until the river reaches Manor House Gardens. A fairly natural section of the river flows through the south of the formal park, along a gently meandering course over a clean gravelly river bed. Further west, at Manor Park, the river runs between the park, from which it is fenced off, and the back gardens of the adjacent houses. The river flows over a natural gravel bed and is retained by wooden revetments.

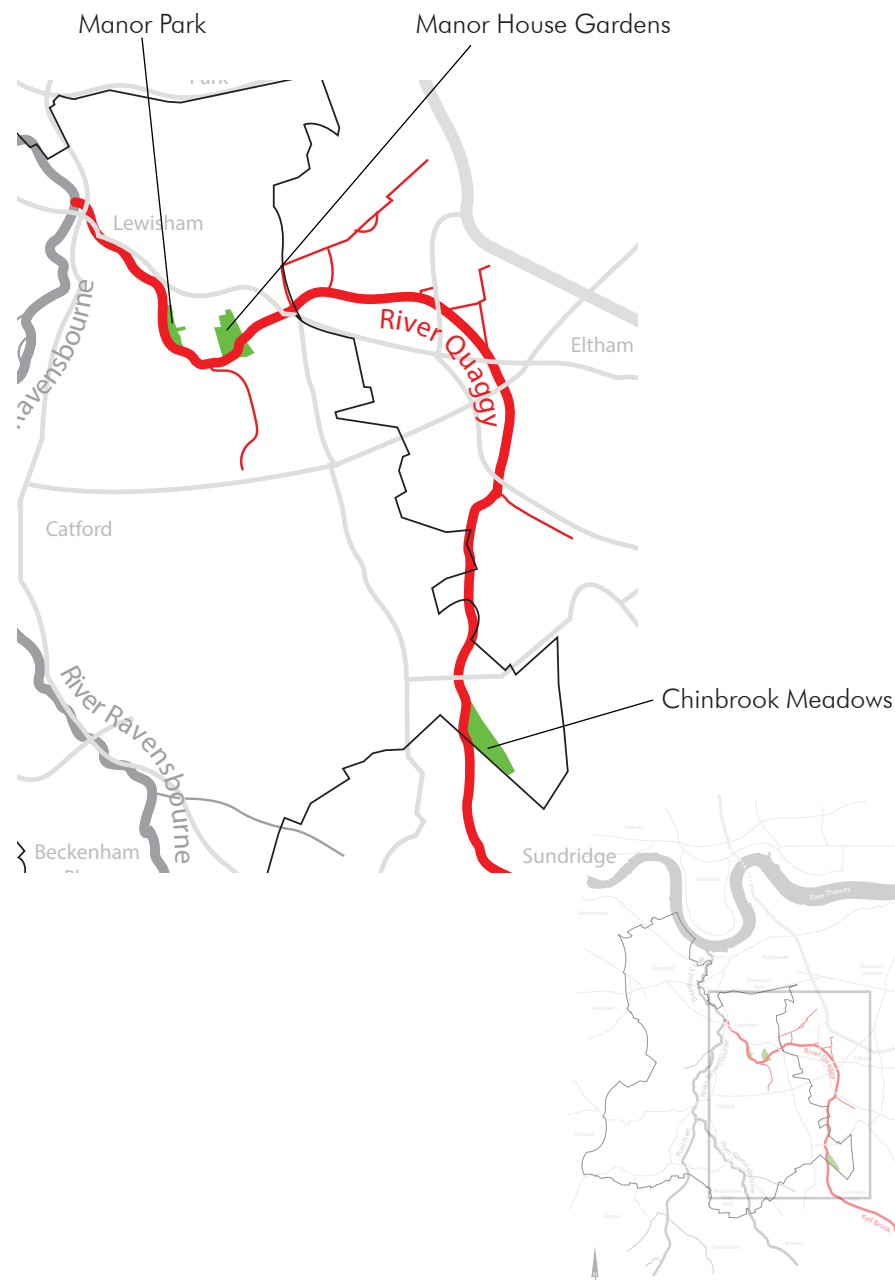
#### 4.28

Lewisham town centre has developed at the confluence of the River Quaggy and the River Ravensbourne. A number of sections of the River Quaggy flowing through Lewisham town centre were previously culverted underground, but have now been deculverted.

### RIVER ECOLOGY

#### 4.29

The sections of the River Quaggy which are within concrete channels or have been culverted have limited value for wildlife, and there is little or no terrestrial habitat alongside. Conversely, the naturalised channel at Chinbrook Meadows has attracted a diversity of wildlife, including birds such as blackcaps, black headed gulls, herring gulls, grey herons and kingfisher.





## River Quaggy and Kyd Brook

### 4.30

Despite the fairly natural appearance of the river at Manor House Gardens, there is little or no aquatic vegetation. At this location the river is fringed with Alder trees, which attract flocks of siskins. At Manor House Gardens, mature trees within adjacent gardens shade the river and there is little aquatic vegetation. A fenced area to the south of Manor House Gardens contains willows, with an understory of nettles. The area attracts willow warblers and blackcap. To the north of Manor House Gardens, the river runs between old brick walls, on which pendulous sedge, hart's tongue, water figwort and a variety of mosses and liverworts grow.

### FLOOD RISK

### 4.31

Extensive work was completed in 2004 to reduce the risk of flooding through Lewisham from the River Quaggy. These works included providing floodwater

storage upstream at Sutcliffe Park and Weigall Road sports ground within the Royal Borough of Greenwich, as well as raising flood walls along parts of the river. These works have significantly reduced the frequency of flooding, however, some homes and businesses remain at risk in more extreme flood incidents.

### HERITAGE

### 4.32

Kyd Brook and the River Quaggy were rural rivers surrounded by agricultural land and boggy quagmires up to the mid nineteenth century, when the railway lines were constructed. The River Quaggy is said to have acquired its name from the quagmires through which it flowed. Major new housing estates were developed from the early twentieth century. Sections of Kyd Brook and the River Quaggy were canalised and culverted as part of the urban expansion.



Manor Park



Manor Park



River Quaggy



River Quaggy



River Quaggy



## River Quaggy and Kyd Brook

4.33

Chinbrook Meadows were opened in the early twentieth century as a three hectare children's playground on the edge of the Grove Park Housing Estate. The meadows were later extended by a further nine hectares.



1877



1904



1930



# River Quaggy and Kyd Brook

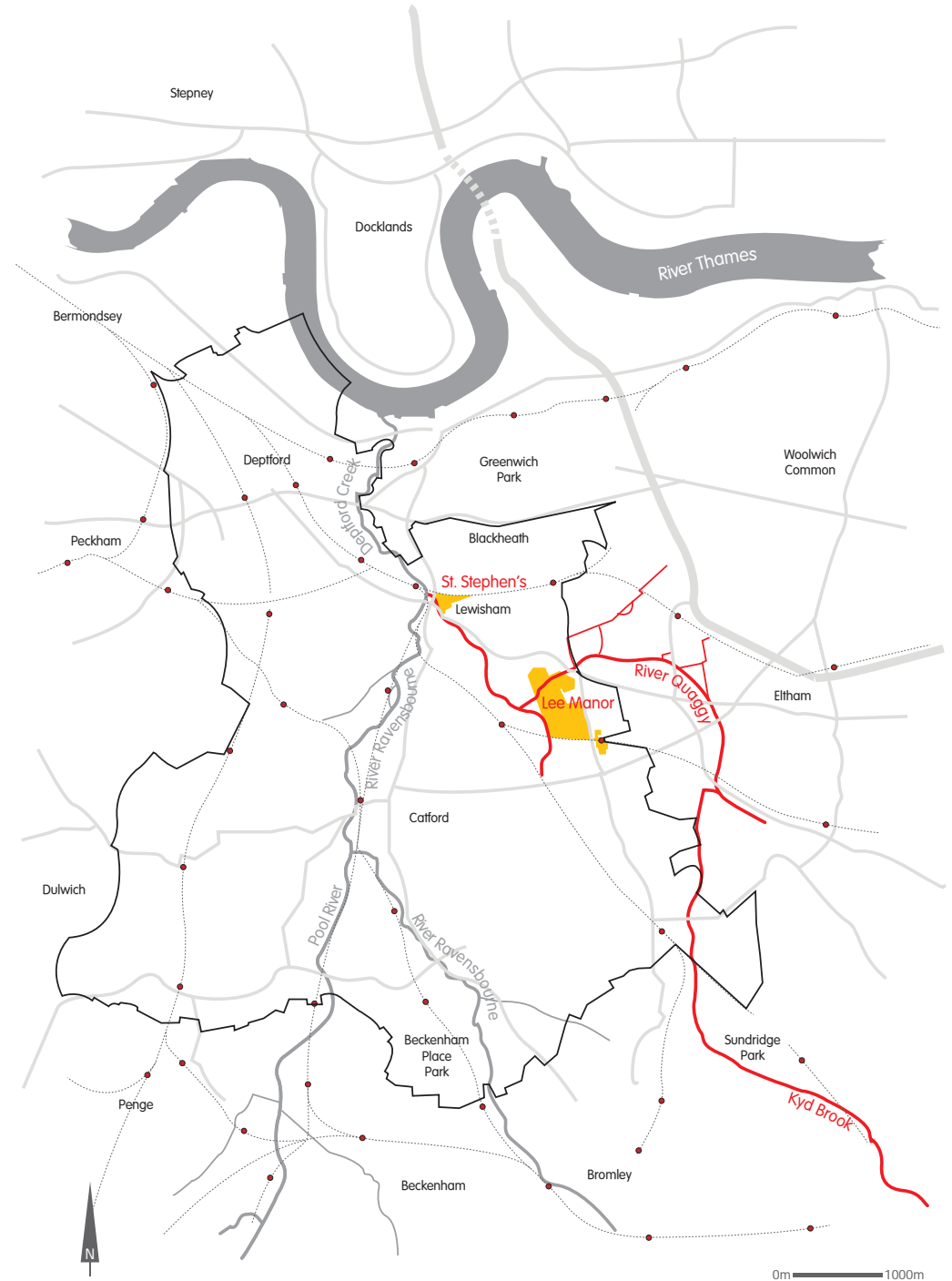
## CONSERVATION AREAS

4.34

Lee Manor Conservation Area and St Stephen's Conservation Area are located along the River Quaggy.



LEE MANOR CONSERVATION AREA  
(Images taken from Lee Manor Conservation Area Character Appraisal)



## Access

### Existing Public Rights of Way Network

5.1

The key public rights of way which relate to Lewisham's rivers are as follows:

- The Green Chain;
- Waterlink Way;
- The Thames Path;
- Other local walking and cycling routes.

5.2

The All London Green Grid provides a framework to promote the design and delivery of green infrastructure across London. The objective of the All London Green Grid is to create a network of interlinked, multifunctional and high quality open spaces, connecting town centres, public transport hubs, and major employment and residential areas with parks and open spaces, rivers and the green urban fringe.

5.3

The aims of the All London Green Grid are as follows:

- To increase access to open space and nature;
- To conserve landscapes and the natural environment;
- To adapt the city to the impacts of climate change;
- To promote sustainable transport, walking and cycling;
- To encourage healthy living;
- To promote sustainable food growing;
- To enhance the visitor economy; and
- To promote sustainable design, management and maintenance.

5.4

The Green Chain comprises a network of connected green spaces and places of interest, including historic sites and monuments, local nature reserves, parks and gardens, sports grounds and allotments. The Green Chain aims to provide a haven for the natural environment, promoting wellbeing and the long term preservation of green spaces.

5.5

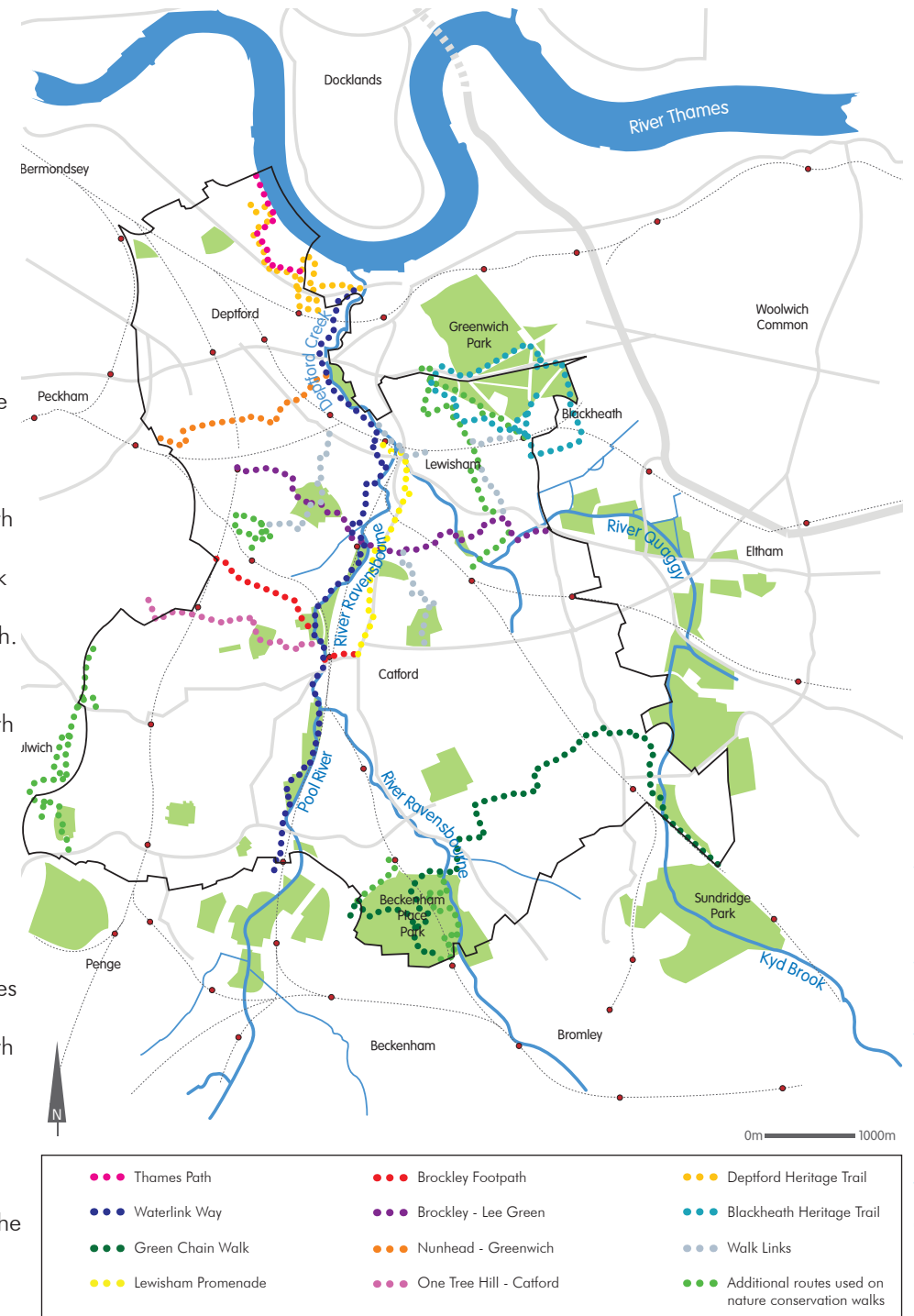
Waterlink Way is a long distance cycle path and walking route in south east London, connecting to the Green Chain. Waterlink Way extends from Cator Park in New Beckenham to the Cutty Sark in Greenwich. Waterlink Way is an established part of the National Cycle Network, connecting a number of parks and green spaces in south east London, including Ladywell Fields and Brookmill Park, following the Pool and Ravensbourne Rivers. The route was designed to encompass railway stations.

5.6

The Thames Path is a National Trail footpath running for 180 miles along the banks of the River Thames. The path passes through Deptford, along main roads and residential streets, before reconnecting with the river at Deptford Strand.

5.7

There are a number of other footpath and cycle links which relate to the rivers in the London Borough of Lewisham, including the Deptford and Blackheath Heritage Trails, Brockley Footpath Route 2 and Lewisham Promenade.





## Access

### Proposed Enhancements to the Public Rights of Way Network

#### DESIGNATION OF PUBLIC RIGHTS OF WAY ACROSS LAND IN PRIVATE OWNERSHIP

##### 5.8

Private spaces interrupt the connectivity of the public access links along the river corridors in the London Borough of Lewisham, including the Green Chain and Waterlink Way. For example, to the south of the Catford Railway Stations, Waterlink Way is fragmented by large commercial buildings and car parking areas. There is limited access to the concrete channel of the River Ravensbourne, which is culverted to the south of the South Circular Road. The Lewisham Town Centre Local Plan aspires for extensions to be made to the Waterlink Way, and new developments may provide opportunities for this.

##### 5.9

Where the key public access links along the river corridors are interrupted by land in private ownership, the Council can use its powers to make changes to the Public Rights of Way network within the Borough. New routes may be created either through an agreement between the local authority and the landowner, or compulsorily by order.

#### REDUCED CRIME AND FEAR OF CRIME

##### 5.10

The Public Rights of Way along the river corridors in the London Borough of Lewisham should be safe environments, where crime does not undermine quality of life or community cohesion. The principles of designing out crime should be applied to the enhancement of existing Public Rights of Way and the creation of new links along the river corridors.

##### 5.11

Public Rights of Way should be designed to meet the following criteria:

- Visually open;
- Direct and as straight as possible;
- Well used;
- Wide, to allow people to pass without infringing on personal space and to accommodate passing wheelchairs;
- Adequately lit;
- Devoid of potential hiding places;
- Overlooked by surrounding buildings and activities;
- Well maintained; and
- Any pedestrian subways should be as wide and short as possible, well lit, with a clear line of sight to the exit.





## Access

### 5.12

Crime and fear of crime could be reduced along Waterlink Way, where the long distance route passes through Linear Park. There is potential to create more open views along the river corridor. Lighting could also be enhanced, particularly within the underpass. Increased use of Linear Park could be encouraged through improvements to the entrance from Catford Hill and interpretative signage.

### ENVIRONMENTAL ENHANCEMENTS TO PUBLIC RIGHTS OF WAY ALONG THE RIVER CORRIDORS

### 5.13

The appearance and public perception of the Public Rights of Way along the river corridors in the London Borough of Lewisham could be improved through the implementation of environmental enhancements. The environmental quality of the River Ravensbourne and the River Quaggy is poor in Lewisham town centre. The rivers are confined to poorly maintained concrete channels, with embankments littered with rubbish and overgrown vegetation.

### 5.14

Environmental enhancements could include the removal of unsightly rubbish, restoration of the river corridors and/or repairs to existing flood defences. Maintenance of existing hard and soft landscaping could improve the environmental quality of the Public Rights of Way network along the River Quaggy and the River Ravensbourne.

### IMPROVED CONNECTIONS BETWEEN PUBLIC RIGHTS OF WAY AND THE RIVER CORRIDORS

### 5.15

Physical and visual barriers between Public Rights of Way and the river corridors include concrete channels and culverts, walls, fences and buildings. For instance, the River Quaggy runs through an area fenced off from Manor Park and the back gardens of the adjacent houses. Footbridges, viewing platforms, boardwalks, signage and street furniture can integrate the river corridors into the public realm, improving physical and visual links between Public Rights of Way and Lewisham's rivers.



Ladywell Fields



Molesworth Street



Linear Park



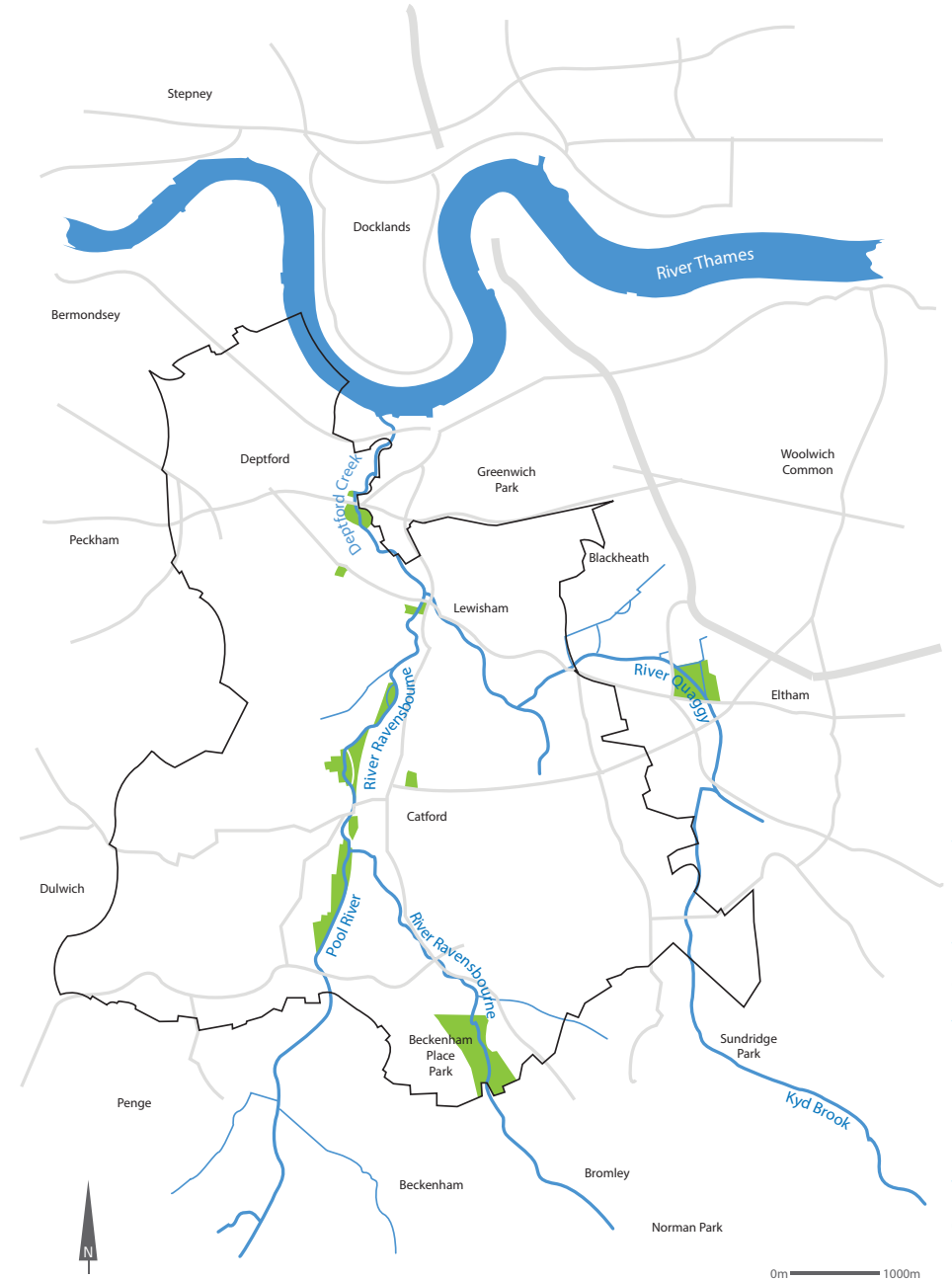
# Design and Development Guidelines

## 6.1

This section sets out the borough-wide and corridor specific guidelines which proposals for new development should take account of and comply with.

## 6.2

The policies below are consistent with, and build on, policies contained with in the adopted development plan, as explained in the justification for each policy.



# Design and Development Guidelines

## Borough-wide Policies

### POLICY 1: INTEGRATED DEVELOPMENT

For all new development, the Council will require an integrated approach where land and river uses are considered together.

#### Justification:

#### 6.3

This policy supports Core Strategy Policy 11 'Rivers and waterways network', in particular the aspiration to put the river back at the heart of Lewisham's developments and open spaces.

#### 6.4

An integrated approach is where the development delivers multiple benefits and enhances the use, enjoyment and setting of the river. Considering the land and river uses together, can result in developments that:

- a. Improve the public realm;
- b. Enhance biodiversity;
- c. Improve water quality;
- d. Reduce flood risk;
- e. Facilitate housing and economic growth; and
- f. Increase land values.

#### 6.5

An integrated approach includes consideration of heritage assets, such as archaeology and landscape features, in line with sections 11 and 12 of the National Planning Policy Framework, and Core Strategy Policy 16 'Conservation areas, heritage assets and historic environment.



Cornmill Gardens Leisure Centre



Cornmill Gardens River



Cornmill Gardens Residential Development



# Design and Development Guidelines

## Borough-wide Policies

### POLICY 2: RIVER IMPROVEMENTS

For all new development, the Council will require consideration of the opportunities for:

- Full river restoration;
- Partial restoration, where it can be demonstrated that full river restoration is not possible; and
- In channel enhancements or other appropriate measures, where it can be demonstrated that full and partial river restoration are not possible.

#### Justification:

#### 6.6

The London Plan explains that London's rivers have been hugely altered from their natural state which has reduced their value to wildlife and also amenity. Policy 7.28 supports the restoration and enhancement of the blue ribbon network and seeks to reverse previous unsustainable alterations through taking opportunities to open culverts and naturalise river channels, increasing habitat values and protecting the open space of river networks.

#### 6.7

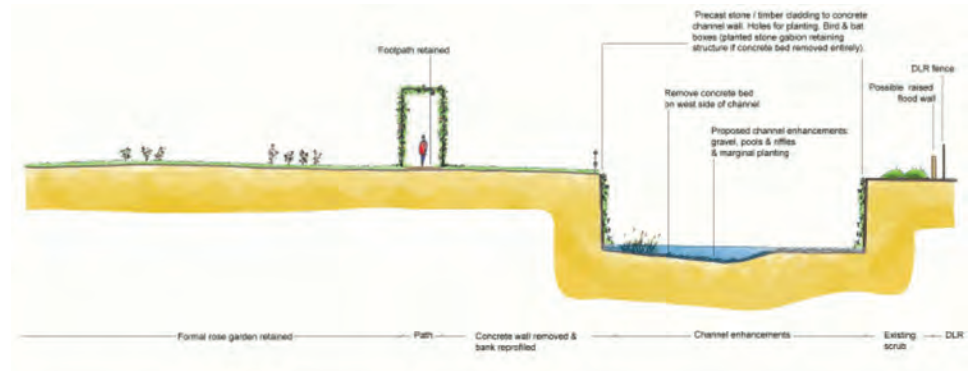
Core Strategy Policy 11 'Rivers and waterways network' seeks to preserve and enhance the rivers in the borough.

Development should contribute to the special character of the river by improving the urban design and natural ability of the rivers to function, including improving access to the foreshore and naturalising flood defences.

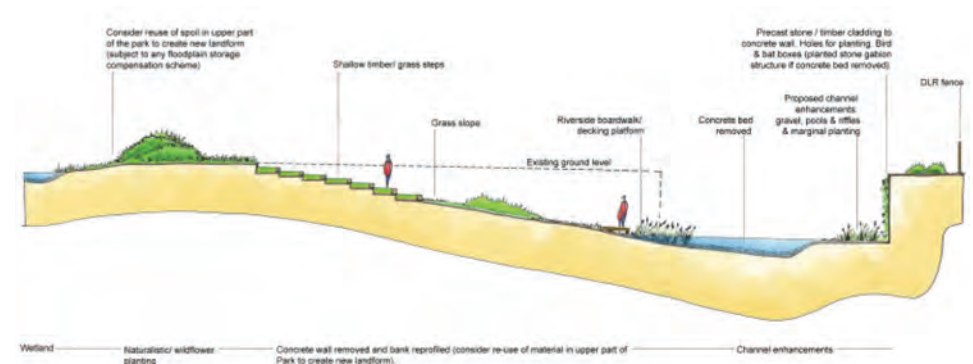
#### 6.8

The starting point for all development is full river restoration. The Council will require opportunities for full restoration to be explored from an early stage, as part of the design process. Opportunities for full river restoration are typically at a large scale and involve re-establishing more natural processes and modifying the river channel, including in-channel improvements. Ecological improvements should be considered alongside placemaking and public realm improvements. The works may involve opening up and improving river channels through a range of measures including:

- deculverting and removing concrete channels;
- re-grading river bank;
- re-meandering river channels;
- in-channel enhancements
- planting and creating wildlife habitat;
- increasing public access and;
- establishing or connecting up riverside walkways and cyclepaths.



Brookmill Park - Northern Area Typical cross-section



Brookmill Park - Possible long term Proposals

# Design and Development Guidelines

## Borough-wide Policies

6.9

The Council acknowledges there will be situations where full river restoration may not be possible as part of a development, for reasons such as flood risk considerations, viability considerations, constrained sites and limited land availability, or engineering or infrastructure constraints. Where full restoration is not possible applicants should provide details of the site constraints and the consideration given to overcoming them.

6.10

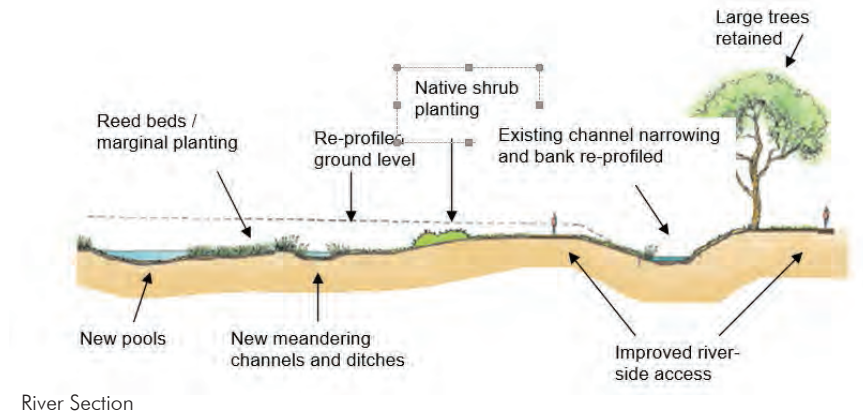
Partial river restoration is usually possible at a smaller scale, generally where space is available within the development site, and may involve measures such as replacing culverts, channels or concrete river banks with more natural features.

6.11

In channel enhancements should be considered for sites where there is very limited space and there are no opportunities for full or partial restoration. In channel enhancements might include deflectors, gravels (riffles), habitat creation, planting, bird boxes and nesting places, and improvements to river walls and surrounding river banks. Consideration should be given to intertidal terracing where a terrace or terraces are constructed and appropriate planting is established, providing additional habitat.

6.12

Proposals at any scale should include a buffer area along the river's edge and should consider contamination and flood risk implications as any changes to the river channel and river banks, even seemingly minor changes, can have significant flood risk implications, both up and down stream.





# Design and Development Guidelines

## Borough-wide Policies

### POLICY 3: ACCESS

All new development should seek to improve visual and physical public access to and along the river. The Council will support developments that:

- Provide direct, safe and clear access for pedestrians and cycles to and along the river;
- Provide a joined up approach to river access, considering access and uses up and down stream, as well as across the river channel;
- Promote uses and activities along river-side routes to help provide safe public spaces; and
- Balance ecological protection and public access and consider carefully where access may be restricted for ecological gains.

### Justification:

#### 6.13

Open space should be taken into account in planning for all new development (NPPF paragraphs 73-74 and NPPG 37.001.20140306). Open space can take many different forms, including linear corridors and areas of water such as rivers, it also offers opportunities for sport and recreation and can act as a visual amenity. In this context, rivers and the space around them can have positive ecological values as well as providing health and recreation benefits to the people living and working nearby. Rivers and surrounding open spaces can make positive contributions to landscapes, can contribute to the setting of built development, and are an important component in achieving sustainable development (NPPG 37.001.20140306).



Norman Park



Norman Park

# Design and Development Guidelines

## Borough-wide Policies

6.14

The London Plan policy 7.5 'Public Realm' provides further regional policy that supports development reinforcing the connections between public spaces and existing local features such as the Blue Ribbon Network. Policy 7.27 'Blue Ribbon Network: Supporting Infrastructure and Recreational Use' states that development proposals should enhance the use of the Blue Ribbon Network by protecting and improving existing access points to or alongside the Blue Ribbon Network (including paths) and that new access infrastructure into and alongside the Blue Ribbon Network will be sought.

6.15

Core Strategy Policy 12 'Open Space and Environmental Assets' sets out the links between the biodiversity of our environment, the value of open spaces such as rivers and waterway networks, and the positive impact these spaces can have on healthy lifestyles and well-being. This is particularly true in relation to the contribution open spaces make in bringing communities together, providing places to meet and relax or enjoy sport and active recreation. Therefore access to river environments, both visual and physical, is an important element of any development near a river corridor.

6.16

While public access is an important element in new development it is acknowledged that this can often disrupt natural processes and habitats. For this reason, undisturbed areas for fauna and flora should be carefully considered from the outset and balanced with any areas set aside for public access. The consideration and provision of any access should protect and enhance existing special destinations and access points, such as the Creekside Discovery Centre and create new destinations where possible.

6.17

For development within Lewisham town centre, the Lewisham Town Centre Local Plan details areas for proposed riverside improvements (Figure 4.5 Environmental Context) and aspirational additions to Waterlink Way (Figure 4.6 Sustainable linkages and movement). Further detail and policies regarding the implementation of these aspirations is set out in each of the town centre 'Policy Areas' in the Lewisham Town Centre Local Plan.



# Design and Development Guidelines

## Borough-wide Policies

### POLICY 4: PUBLIC REALM

All new development should treat the river as a key element in creating a sense of place and high quality public realm.

The Council will support developments that:

- Create public spaces that overlook the river;
- Provide high quality and appropriate boundary treatment along the river, creating an attractive and robust embankment; and
- Provide public art, artistic features and wildlife/ecological interpretation.

#### Justification:

6.18

This policy supports Core Strategy Policy 15 'High quality design for Lewisham' and Development Management Policy 30 'Urban design and local character'.

6.19

New developments should be designed efficiently so that successful public spaces can be created as an integral part of the development. Public spaces should be designed so that they positively respond to the context of the river and provide visual and physical connections to the river.

6.20

Boundary treatments proposed as part of specific schemes should be tailored to reflect the river corridor environment, ranging from highly urbanised to naturalised.

6.21

The provision of public art and artistic features should form an integral part of developments, particularly in prominent locations or where works of art would make a significant impact on the physical environment. Wildlife/ecological boards or other means of interpretation should be considered.

6.22

The provision of public art should be in accordance with the Council's latest cultural strategy and should be discussed with the Council at the concept stage. Public art should be developed through a transparent process that involves community engagement and consultation at an early stage in the process, as appropriate.



Public realm street feature (above) and nature walk public art provide visual and physical connections to the river.



# Design and Development Guidelines

## Borough-wide Policies

### POLICY 5: BIODIVERSITY

All new development should preserve or enhance local biodiversity by including measures such as:

- Undertaking river improvements, in line with Policy 2: River Improvements;
- Providing appropriate landscaping that respects existing vegetation of value;
- Establishing less disturbed, low maintenance, riverside areas;
- Providing habitat for a range of species that is appropriate to the area, including shade and shelter;
- Ensuring appropriate lighting is used to avoid a negative impact on species;
- Enhancing green networks that link sites;
- Managing and seeking to eradicate invasive species such as Japanese knotweed, Himalayan balsam and giant hogweed; and
- Employing bio-security measures and procedures to reduce the risk of introducing or spreading invasive non-native species (and other harmful organisms such as diseases) in the wild.

### Justification:

#### 6.23

The NPPF (paragraph 109) states that the planning system should contribute to and enhance the natural and local environment by, among other things, recognising the wider benefits of ecosystem services and minimising impacts on biodiversity and providing net gains in biodiversity where possible.

#### 6.24

The NPPG (8-008-20140306) states that local planning authorities should develop and deliver a strategic approach to protecting and improving the natural environment, based on local priorities and evidence. Local planning authorities should also consider the opportunities that individual development proposals may provide to enhance biodiversity and contribute to wildlife and habitat connectivity in the wider area.

#### 6.25

In addition, Core Strategy Policy 12 'Open Space and Environmental Assets' sets out the importance of conserving nature and protecting and enhancing biodiversity.

#### 6.26

The nature of proposals considered appropriate for this policy will vary depending on the scale of the river improvements proposed (see Policy 2: River Improvements).



Vegetation incorporated into new development.





# Design and Development Guidelines

## Borough-wide Policies

6.27

The provision of areas that are less disturbed and are low maintenance should be carefully balanced with access, amenity and flood risk/storage considerations. Areas that are less disturbed are necessary as they provide a safe refuge for wildlife to flourish. This requirement must be carefully designed into schemes from the outset and must be balanced with other development considerations.

6.28

Habitat for a range of species may include provision of bird and bat nesting and roosting sites, niches for invertebrates, and other ledges, crevices and boxes, as appropriate. Living walls and roofs on buildings and structures may be appropriate to compensate for any loss of habitat as well as creating new habitat and contributing to surface water management. Any proposals to improve habitat should consider how green networks can be improved so that they link sites as far as possible.

6.29

Any outdoor lighting should not negatively impact species, including bat commuting and foraging routes. Lighting proposals for developments should clearly address the need to limit night-time spillage and glare in areas likely to support bat activity, now or in the future.

Considerations include:

- avoiding UV light emissions, instead use warm white or amber lighting;
- reduce the brightness of lights as far as possible; direct lighting to where it is needed to avoid light spillage;
- avoid upward lighting;
- use of fitted hoods to angle lights, preferably at an angle of less than 70 degrees;
- limit the height of lighting columns;
- lighting private areas, such as balconies, should also be designed to avoid impact on bats.

6.30

(Development Management Policy 27 'Lighting' provides further information on this topic).

# Design and Development Guidelines

## Borough-wide Policies

### POLICY 6: FLOOD RISK

All new development should integrate flood risk mitigation measures into the overall site layout and design.

#### Justification:

#### 6.31

The NPPF (paragraphs 99-104) and the associated NPPG sets out how planning can take account of the risks associated with flooding in the plan-making and the application process.

#### 6.32

Through the planning application and development process Core Strategy Policy 10 'Managing and reducing the risk of flooding' seeks to deliver a positive reduction in flood risk to the borough while also bringing the river back to the heart of new developments and our open spaces.

#### 6.33

The goal of river corridor improvements is to open up river corridors, revealing them from behind walls and hard flood defences, while also reducing flood risk. In order to achieve this goal works elsewhere in the catchment should be considered and a coordinated approach taken to flood risk mitigation.

#### 6.34

The flood risk implications should be considered from the outset and alongside all other policies contained in this SPD as well as the content of the Ravensbourne Catchment Improvement Plan, the Council's Local Flood Risk Management Strategy and Strategic Flood Risk Assessment.

#### 6.35

Approximately 22,000 properties in the London Borough of Lewisham are located within the natural river or tidal floodplain. That is 17 percent of all properties in the borough.

#### 6.36

59 percent of the properties are within the tidal floodplain from the River Thames at the north of the borough. The other 41 percent are within the floodplain of the Ravensbourne, Quaggy, and Pool

#### 6.37

The River Thames Tidal Defences alleviate the risk of tidal flooding to a high standard. The Thames Barrier holds back high tides and storm surges preventing them from reaching Deptford. Secondary tidal flood walls and embankments are also constructed upriver of the barrier including at Deptford Creek and along the lower end of River Ravensbourne up to Brookmill Park.

#### 6.38

The Environment Agency and its predecessors have implemented flood alleviation measures to manage flood risk. Extensive modification to the rivers were undertaken in the 1960s and 1970s to reduce the risk of flooding from the River Ravensbourne and its tributaries. More recently schemes have used more natural measures to reduce risk, whilst at the same time enhancing habitat and amenity value, such as on the River Quaggy. As a result of these flood alleviation measures over



Lewisham Town Centre Flood, 1968



Adjacent to Armoury Road



# Design and Development Guidelines

## Borough-wide Policies

### POLICY 7: MANAGEMENT AND MAINTENANCE

On going management and maintenance arrangements should be considered as part of any development.

Enhancements and improvements should be designed to be as low maintenance as possible.

Management should consider appropriate bio-security measures and procedures to reduce the risk of introducing or spreading invasive non-native species (and other harmful organisms such as diseases) in the wild.

#### Justification:

##### 6.39

This policy supports Core Strategy Policy 10 'Managing and reducing the risk of flooding', 11 'Rivers and waterways network' and 12 'Open Space and Environmental Assets'.

##### 6.40

Applicants should submit to the Council a management, maintenance and monitoring plan, outlining how the river environment, including channel, banks and any associated landscaping will be maintained in perpetuity. Community involvement in the ongoing management, maintenance and monitoring should be considered and addressed in the submitted management and maintenance plan.

##### 6.41

The Council will consider the use of conditions to ensure that ongoing maintenance and management is adequately addressed through the application process.

# Design and Development Guidelines

## Corridor Specific Policies

6.42

In addition to borough-wide policies 1 to 7 above, the following policy applies to all new development in the River Thames and Deptford Creek area.

### POLICY 8: RIVER THAMES AND DEPTFORD CREEK

Maintain existing slipways and moorings and consider the provision of new moorings, taking into account location of existing moorings.

Maintain existing ecological fenders/terracing and consider the provision of new fenders/terracing.

Maintain and improve access in line with Policy 3 above with particular consideration given to the role of the Creekside Discovery Centre.

Maintain and protect the robust and earthy materiality of the buildings along Deptford Creek.

Where opportunities exist, re-aligning or setting back tidal flood defence walls and improving the river frontage to provide amenity space, habitat, access and environmental enhancements.

6.43

This stretch of the river is located within the Council's 'Regeneration and Growth Area' which is where the majority of new housing, retail and employment uses will be focused.

The river corridor in this area is generally tightly constrained and heavily modified and while this offers little opportunity for full-scale river restoration, all opportunities for access to and along the river should be carefully considered as well as smaller scale in-channel improvements, including to the river walls.

6.44

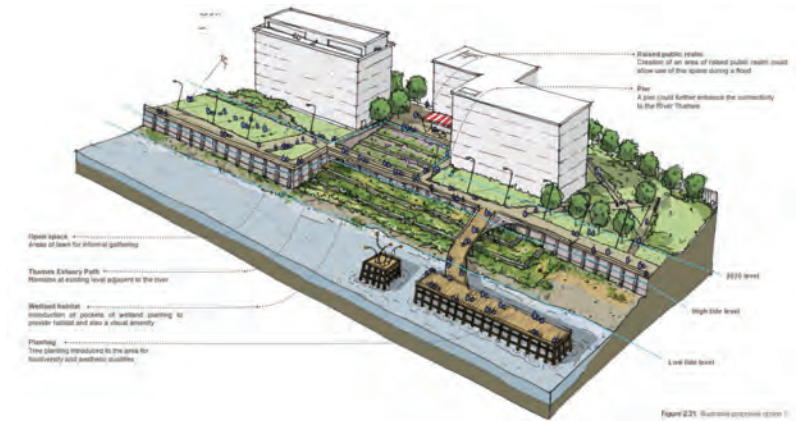
In order to maintain and enhance the character of Deptford Creek's embankments timber cladding, fendering and intertidal terraces should be provided to enhance the natural habitat.

6.45

Improved access to and along Deptford Creek should be considered, in line with Policy 3 above, but also with thought given to the unique image and identity of the area. The Deptford Creek environment is characterised by short, sudden and dramatic views which should be protected and enhanced, and its current detachment from main vehicular access routes should be maintained. Enhanced pedestrian and cyclist access should be considered, particularly as a non-linear experience and through the provision of new crossings and lighting, where appropriate. Improved legibility to Deptford Creek from south of the river, as well as from New Cross to Greenwich should be considered (see North Lewisham Links 2012).

6.46

New development near the river should respect and enhance the character of the area, particularly the historic connections and robust, industrial nature. Further detail regarding the character of the area is set out in the Deptford Creekside Conservation Area Appraisal.



Setting back the defence line to create riverside terraces  
Source: Environment Agency



Setting back the defence line to create better public access to the estuary  
Source: Environment Agency



# Design and Development Guidelines

## Development Site Examples

### KENT AND SUN WHARF

6.47

This is a large site adjacent to Deptford Creek bounded on the north side by the Laban Dance Centre and to the south by the Railway Viaduct and the historic Halfpenny Bridge which also provides a strategic crossing point to Greenwich.

6.48

It accommodates various existing light industrial uses and the Cockpit Arts Centre.

6.49

Attractive views of the creek can be obtained from within the site but at present there is no waterside access for the public.

6.50

The Waterlink Way currently follows Creekside Road but the existing buildings screen any views of the Creek.

6.51

As part of any redevelopment of the site for mixed-use residential and employment, positive and active built frontages should be created to Creekside Road and the Creek.

6.52

It is important that the Cockpit Arts Centre use is retained as part of any new development.

6.53

Built form should use a language of shallow courtyard blocks to reflect the existing dockside character of the area.

6.54

Improving pedestrian routes to and from the site is vital and there is any opportunity to create existing new public spaces.

6.55

An alternative route for the Waterlink way should be provided through the site, partly along the creek edge and partly within the development to leave some areas more undisturbed for wildlife.

6.56

The creation of new pedestrian linkages through the railway arches at the southern end of the site to connect to the Halfpenny Bridge footpath and to the Laban Dance Centre at the northern end is a high priority.

6.57

A new public space including public art should also be provided in the north east corner of the site.

6.58

There is potential here to recreate a historic dock which was formerly associated with the site.

6.59

A green corridor linkage should be provided on the northern boundary of the site which links the new public space with the small existing park to the west of Creekside Road.

6.60

Along the creek edge the provision of an extended area of brownfield habitat and inter-tidal terraced Creekside planting should be provided especially associated with any renewal of the tidal walls that may be necessary.



Site adjacent to Deptford Creek

# Design and Development Guidelines

## Development Site Examples

### LEWISHAM COLLEGE

#### 6.61

This is a very prominent site at the southern end of Deptford Creek where it splits into two branches divided by a narrow peninsula.

#### 6.62

The site is dominated by a disparate collection of modern buildings, security fencing and the Docklands Light Railway on a high level concrete viaduct.

#### 6.63

Nonetheless the presence of the creek itself and the adjacent historic Mumford's Mill building provides a strong historic, landscape/townscape and ecological setting whose distinctive qualities could inform enhancements to the site.

#### 6.64

As part of any future redevelopment of the college site to create a new campus, positive built frontages should be provided to both the creek and the surrounding streets.

#### 6.65

Shallow building blocks which reflect the historic creek side typology of warehouse buildings should be considered.

#### 6.66

Pedestrian linkages from the campus to the surrounding streets need to be clearer and more legible.

#### 6.67

Potential for the Waterlink Way to connect through the site, including over the peninsula with a new bridge link to the eastern Greenwich bank.

#### 6.68

Waterlink Way could also extend north eastwards from the college site on the west bank of the creek.

#### 6.69

Where space is very restricted between the creek and existing development the creation of a veloduct (a walkway/cycleway on a raised deck suspended from the DLR elevated railway) would be a possible solution. The maintenance of access for the houseboats moored in this area will be important.

#### 6.70

The provision of high quality waterfront space with views over the creek will be essential. However to avoid disturbance to wildlife not all the edges of the tidal walls should be accessible.

#### 6.71

The provision of a generous area of creek side inter-tidal terraced planting or brownfield habitat is a high priority.



Site at the southern end of Deptford Creek



# Design and Development Guidelines

## Corridor Specific Policies

In addition to borough-wide policies 1 to 7 above, the following policy applies to all new development in the River Ravensbourne and River Pool area.

### POLICY 9: RIVER RAVENSBOURNE AND RIVER POOL

Maintain and improve Waterlink Way.

Consider all opportunities to incorporate kingfisher nest banks.

#### 6.72

Waterlink Way is a walking and cycling route following the rivers Ravensbourne and Pool through the borough. All new development should consider ways to improve Waterlink Way, including through the provision of new river-side sections of walking and cycling routes.

#### 6.73

For development within Lewisham town centre, the Lewisham Town Centre Local Plan details areas for proposed riverside improvements (Figure 4.5 Environmental Context) and aspirational additions to Waterlink Way (Figure 4.6 Sustainable linkages and movement). Further detail and policies regarding the implementation of these aspirations is set out in each of the town centre 'Policy Areas' in the Lewisham Town Centre Local Plan.

#### 6.74

During winter kingfishers are active on this stretch of the river, particularly between Lewisham town centre and Deptford Creek. Kingfishers are unable to find suitable nest sites in the breeding season and there is a distinct need for artificial nest banks.



River Hub after improvement works



Ladywell Fields day in the river



Ladywell Fields from entrance



Ladywell Fields from entrance



Ladywell Fields River

# Design and Development Guidelines

## Site Specific Design and Development Guidelines

### BROADWAY FIELDS

6.75

Create greater interaction between Broadway Fields and the river, and enhance flora and fauna, through naturalisation of the river embankment, connecting to the naturalised embankments at Brookmill Park.

6.76

Terracing at Broadway Fields should be considered together with the Weir at Lewisham College, as combined works could reduce the risk of flooding.

6.77

Provide more formal and informal seating areas along the river to strengthen the perception of Broadway Fields as a riverside destination.

6.78

Improve the boundary treatment of Broadway Fields at both sides of the river.

6.79

Create open views along the river corridor from the access points to Broadway Fields at Deptford Bridge and Brookmill Road.

6.80

Interpretation boards should be provided to improve the educational value of the site for teenagers.

6.81

Safeguard land that is required for current and future flood risk management.

6.82

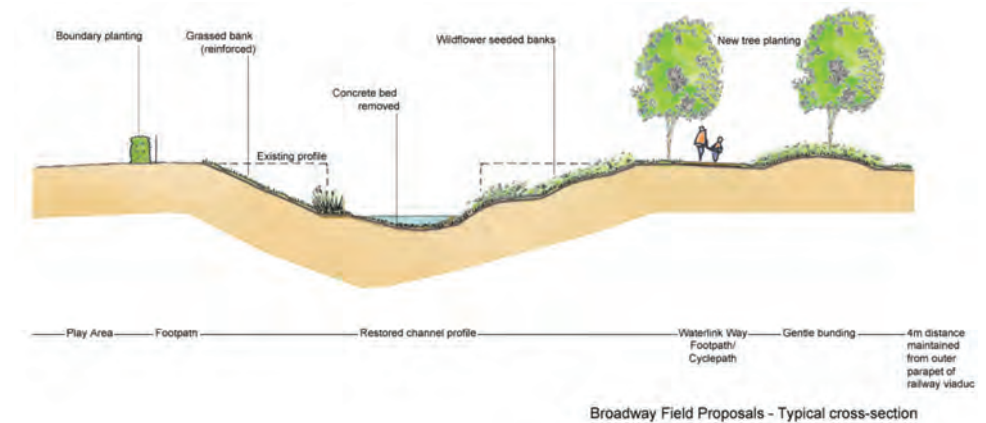
Make more space for water and consider the opportunity to re-create a functional floodplain along Broadway Fields.

6.83

Use more trees and planting at Broadway Fields (whilst not compromising natural surveillance of routes through the site) to help with flood storage, moderate warm temperatures and provide shade and shelter.

6.84

Introduce seating areas in shady spaces and provide fountains with drinking water.





# Design and Development Guidelines

## Site Specific Design and Development Guidelines

### TESCO

6.85

Any redevelopment of the existing Tesco store site on the east bank of the Ravensbourne at Connington Road and of the associated surface level car park on the west bank will provide a major opportunity for improvement of the river corridor and of the river channel itself, as well as achieving Waterlink Way access along the river.

6.86

To make it easy for residents and visitors to orientate themselves in this area and along the river corridor it is crucial that routes and views to key space or buildings are respected or enhanced in the future.

6.87

Views to the river or the station entrance are a priority as are clear and direct routes along the river and to the station.

6.88

Linking Silk Mills Path with Connington Road would create an easy and direct route for the Waterlink Way that can connect to the north with Brookmill Park over the existing railway crossing at Elverson Road DLR Station.

6.89

However the feasibility of a footbridge link from Tesco's car park to Armoury Road should also be considered to provided more of a riverside route.

6.90

Residential development addressing the river frontage with a mix of uses on the ground floor should be concentrated at the back entrance to Lewisham Station.

6.91

It is a priority to create a new safe and attractive station environment as part of a more tranquil and local gateway to the surrounding residential area.

6.92

Live frontages must be provided on the links between Connington Road and Silk Mills Path as well as Lewisham Road.

6.93

A prominent frontage for a redeveloped Tesco's store on Lewisham Road should also be promoted.

6.94

High quality waterfront space and the improvement of the river banks must be at the heart of any development proposal for this area.

6.95

The provision of a section of more naturalised channel including a possible meander should also be a high priority.

6.96

It is very important therefore that significant sections of the concrete channel walls and bed are removed with re-grading of banks, introduction of a low flow channel, pools and riffles, gravel bed and marginal planting.

6.97

Other remaining concrete walls should be clad with pre-cast stone or timber.

6.98

There should also be ramped and stepped access to the water for maintenance access or for residents to access the channel edge.

6.99

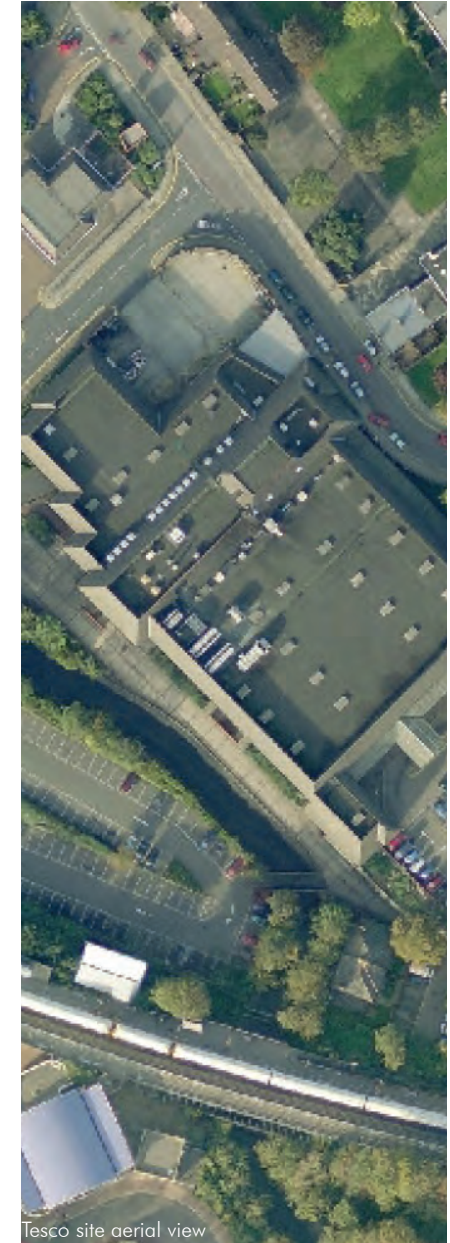
Upstream and downstream of the Tesco's site, due to the presence of railway bridges and other major constraints such as existing buildings, it is likely that sections of the concrete wall may remain at least in the short to medium timescale.

6.100

Therefore the removal of some sections of concrete wall and a new broader channel profile on this site may not make a significant different to reducing flood risk.

6.101

A full flood risk assessment will be required as part of any redevelopment proposals.



Tesco site aerial view

# Design and Development Guidelines

## Site Specific Design and Development Guidelines

### WICKES/HALFORD

#### 6.102

The site is located between the Catford and Catford Bridge railway lines to the south of the South Circular (A205) and forms the western edge of the town centre.

#### 6.103

It accommodates several large retail outlets and some light industrial uses.

#### 6.104

The river is completely covered over through this section in a concrete culvert approximately 2-3m below existing ground levels and surface level car parks associated with the existing retail warehouses.

#### 6.105

This means that there is no access to the river for people, it is of limited wildlife value and as it is very heavily constrained the ability to reduce flood risk along the river is compromised.

#### 6.106

This site is also in a very prominent location close to Catford Bridge Railway Station and Catford Town Centre and has been identified as having potential to be redeveloped for high density mixed-use residential, community, retail and employment uses.

#### 6.107

There is significant potential associated with this to open up the river and provide high quality waterfront space and a more naturalised river channel.

#### 6.108

Any new development should better integrate the site with Catford town centre and immediate surrounds through improved access and permeability both to and within the site, including enhanced pedestrian and cycle links across and under the South Circular.

#### 6.109

A clearer well signed Waterlink Way footpath and cycle route must be provided through the suite and the potential for interpretative signage about the river should also be considered.

#### 6.110

New built development must positively face the South Circular road with activity at ground floor level and also face the Waterlink Way and opened up river channel.

#### 6.111

Key gateway buildings either side of the main access should be designed to enhance the first impression of Catford.

#### 6.112

The opportunity to introduce buildings that overlook the sports fields should also be considered.

#### 6.113

Overall the definitions of the boundaries of the site should be enhanced both through quality building, public realm and landscape design.

#### 6.114

The opening up of a new river channel also gives great potential for visual biodiversity enhancements.

#### 6.115

Taking account of the current depth below ground level of the river and the need to provide some opportunities for residents and visitors to gain access to the river's edge, a series of stepped terraces and ramps, softened by planting should be provided between the buildings facing the river or between car parking areas. It is essential that adequate space is provided to achieve this.

#### 6.116

At least some of any green space provision that will be required for this site should also be adjacent to the river and here more gently profiled grassed banks with wildflowers and marginal planting will be a priority.

#### 6.117

Throughout the section of 'restored river' a low flow channel should be created with channel features such as pools and riffles.

#### 6.118

In principle the provision of an opened up channel with a broad cross section has the potential to reduce flood risk especially as it has been shown the current culvert does have the potential to impact on flooding in the local area.

#### 6.119

Early discussions about this should be held with London Borough of Lewisham and the Environment Agency and a flood risk assessment will be required.



Wickes / Halfords site aerial view



# Design and Development Guidelines

## Site Specific Design and Development Guidelines

### BECKENHAM PLACE PARK

6.120

Use the opportunities created by the Environment Agency flood alleviation proposals to create a new community space with the river as its focal point.

6.121

Implement flood alleviation measures, including a new earth mounded bund.

6.122

Restore the reed beds along the banks of the River Ravensbourne.

6.123

Improve the entrances to Beckenham Place Park in the vicinity of the River Ravensbourne.

6.124

Consider the potential to provide new or enhanced play facilities, or a skate park, and a cycle track linking to the facilities within the wider park.



Beckenham Place Park



The River Ravensbourne



# Design and Development Guidelines

## Corridor Specific Policies

6.125

Borough-wide policies 1 to 7 above apply to all new development in the River Quaggy and Kyd Brook area.

6.126

For development near the Quaggy within Lewisham town centre, the Lewisham Town Centre Local Plan and in particular the Lee High Road Policy Area and Figure 4.5 Environmental Context set out areas for riverside improvement and aspirations for protecting and enhancing biodiversity and improving visual and physical access to the river corridor.



Fields surrounding the River Quaggy



Fields surrounding the River Quaggy



The River Quaggy



The River Quaggy



The River Quaggy



# Delivery Mechanisms

## Planning Policy

### 7.1

The policies of the RCIP SPD are supported by the following Local Plan policies. Implementation of the RCIP SPD should be considered together with the delivery of these policies.

Lewisham Core Strategy

Policy 11: River and Waterways Network

Lewisham Site Allocations Plan

SA2: Seager Buildings, Brookmill Road

SA14: Creekside Local Employment Allocation

SA16: Prendergast Vale College

SA43: Former Tigers Head Public House

SA46: Manor Lane Local Employment Location

SINC2: Pool River Linear Park

Lewisham Development Management Local Plan

Lewisham Town Centre Local Plan

LTC3: S2 Kings Hall Mews, Lewisham Gateway

LTC5: Connington Road Policy Area

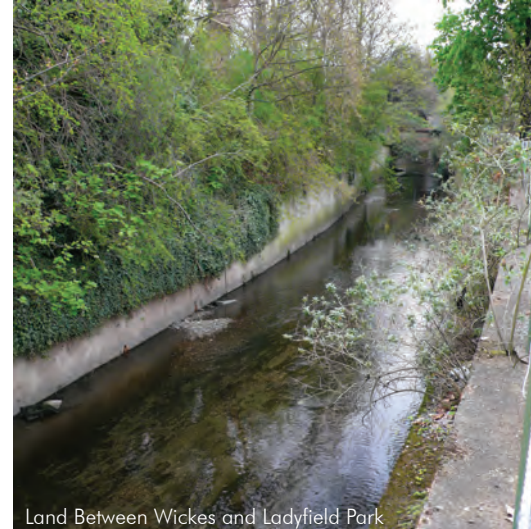
LTC6: Lee High Road Policy Area

LTC8: Lewisham Central Policy Area

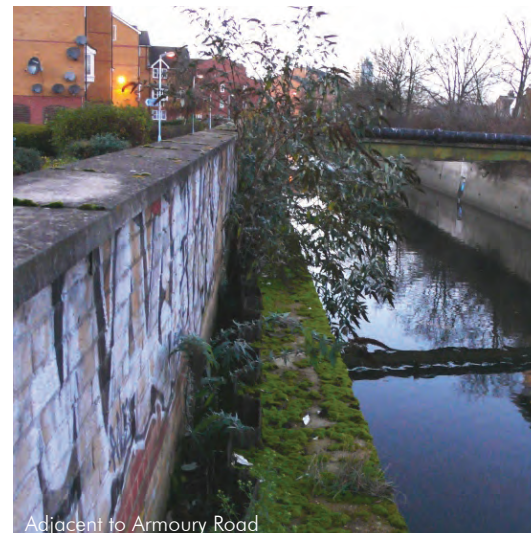
LTC25: Adapting to Climate Change

Planning Obligations Supplementary Planning Document

Deptford Creekside Supplementary Planning Document



Land Between Wickes and Ladyfield Park



Adjacent to Armoury Road

## Development Management

### PRE-APPLICATION ADVICE

#### 7.2

The Council has a formal procedure in place to hold pre-application discussions with prospective applicants at all opportunities. Prior to this formal process, the Council encourages all applicants, particularly in relation to major schemes, to engage in more informal discussions at the earliest stage possible. The requirements relating to river corridors should be considered from the outset to provide applicants with greater certainty. Discussions are based on site analysis and emerging Design and Access Statements. The planning case officer coordinates policy and design advice, and advice from external organisations including the Environment Agency.

### LEWISHAM DESIGN PANEL

#### 7.3

The Council operates a design panel of independent built environment professionals. The purpose of the panel is to provide design advice to ensure that development proposals are of the highest design quality and fully reflect and make a positive contribution to local context and character. Prospective developers of major proposals along the river corridors should present emerging schemes to the Panel at appropriate stages of design development. In some cases, a complex site may need an individual specialist design panel, with several meetings.

### PLANNING APPLICATION SUPPORTING DOCUMENTS

#### 7.4

Design and Access Statements are a national requirement and the Local Information Requirements for Lewisham set out additional documents to be provided in support of planning applications. Given the nature of the sites that are subject of this document, a Flood Risk Assessment (FRA) is also likely to be required. All documents supporting planning applications for development along the river corridors should demonstrate the following:

- How the proposal would make a positive contribution towards the realisation of the aims, objectives and vision of the RCIP SPD; and
- How development would enable (and in no way prejudice) future development along the river corridors to contribute to the aims, objectives and vision of the RCIP SPD.



Public Sports Facility in Broadway Fields



Brookmill Park



## The London Borough of Lewisham

7.5

Subject to satisfying legal and strategic policy requirements, the London Borough of Lewisham will manage its assets, including the property the Council owns along the river corridors, to support the delivery of the aims, objectives and vision of the RCIP SPD.

7.6

The London Borough of Lewisham will consider using compulsory purchase powers where this would help to secure the delivery of a high quality public realm along the river corridors, in line with the aims, objectives and vision of the RCIP SPD.

## Partnership Working with Developers, Landowners and Communities

7.7

The London Borough of Lewisham will work as part of the Local Strategic Partnership (which includes representatives from Lewisham's public, private, voluntary and community sector organisations) in delivering the aims, objectives and vision of the RCIP SPD.

7.8

The Council will work with stakeholders and members of the public with a specific interest in Lewisham's river corridors. Community groups with an interest in rivers, environment and wildlife, sports teams, public access and public open spaces will be engaged in the delivery of the strategy. The Environment Agency will also support the delivery of the RCIP SPD.

7.9

The London Borough of Lewisham will engage with land and property owners, and developers, with an interest in the river corridors to make delivery of development possible within the context of the aims, objectives and vision of the RCIP SPD. The Council will also encourage developers to work with local groups when formulating development proposals for sites subject of this document.



River Quaggy, near Lee High Road



River Quaggy, near Lee High Road

## Funding

### 7.10

The requirements set out within the London Borough of Lewisham's Planning Obligations Supplementary Planning Document and the Community Infrastructure Levy Charging Schedule will support the delivery of the RCIP SPD. The Environment Agency will contribute to the delivery of flood alleviation schemes. It is envisaged that CIL funding will be used for strategic river works whilst funding for site specific works will be secured through a Section 106 agreement.

### 7.11

Additional sources of funding will also be required. Funding for the production of the RCIP SPD was secured through the European RCIP Project. Further funding could be sought for the implementation of the initiatives set out within the SPD. The LIFE programme is the European Union's financial instrument supporting environmental and nature conservation projects. LIFE funding could be used to deliver the projects with significant environmental and ecological benefits. Details of the 2014 to 2020 European Regional Development Fund are yet to be published by the Greater London Authority. The fund could be used to implement the aims, objectives and vision of the RCIP SPD if appropriate. The London Borough of Lewisham has sought a grant from the Heritage Lottery Fund for the proposed improvements to Beckenham Place Park. Similar funding bids could be made for projects along the river corridors which contribute to the London Borough of Lewisham's heritage.



Surcliffe Park



Chinbrook Meadows Art Installation



# Action Plan

8.1

The following actions will support the delivery of the aims, objectives and vision set out in Sections 1 and 2, above.

| ACTION   | TIMESCALE (YEARS) | PARTNERS  | OUTCOME   |
|--|-------------------|---|---|
| Secure improvements to the areas for enhancement identified on the proposals plan        | 5-15              | Landowners and developers                         | High quality development along the river corridors and a public realm which contributes to the setting of Lewisham's rivers   |
| Facilitate improvements to public access along the river corridors                       | 0-10              | Community groups, landowners and developers       | A well connected, high quality, safe network of public rights of way and public open spaces along the river corridors         |
| Prepare a strategy for the renaturalisation of the River Ravensbourne at Broadway Fields | 5-15              | Landowners, developers and the Environment Agency | A public open space with enhanced recreation and nature conservation value  |
| Implement improvements to Beckenham Place Park   | 0-10              | Community groups and the Environment Agency       | Increased use of the public open space and an enhanced relationship between the public open space and the river               |
| Secure enhancements to Linear Park   | 5-15              | Landowners, developers and the Environment Agency | A public open space which makes a significant contribution to flood risk management, habitats and conservation and recreation |
| Facilitate a Rivers Forum discussion group   | 0-5               | Community groups                                  | Increased awareness of flood risk, water quality and community initiatives along Lewisham's river corridors                   |

# Proposal Plan

