

Creekside Charrette: Background Document 7 Policy Messages

Introduction

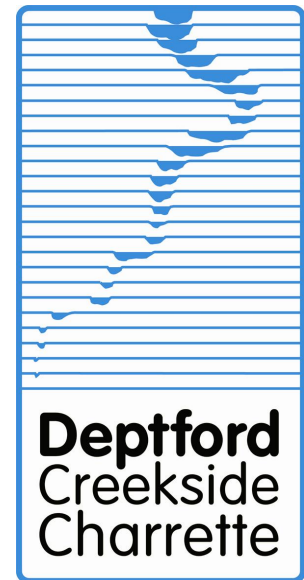
The policy framework for the Charrette Area is set out in Background Document 6. This note seeks to distil the key relevant policy messages from the framework.

Policy Themes

The themes are:

- A – Flood Risk and Deptford Creek
- B - Land Use Mix
- C - Housing
- D – Urban Form and Heritage
- E – Movement
- F – Environmental Sustainability

The following pages seek to set out the key relevant policy messages and identify some of the issues and opportunities that arise from them.



A- Flood Risk and Deptford Creek

All the sites around the Creek are within Flood Zone 3a where there is a high probability of flooding.

A1. Whilst the area is identified for growth, the Sequential Test required by PPS25 aims to steer development towards areas of lower probability of flooding (first Zone 1 and then Zone 2). Only if there are no reasonable available sites in lower flood risk areas should sites around the Creek be developed.

The sequential test also applies to proposed uses. For the Creekside area ‘highly vulnerable uses’ should be avoided and ‘more vulnerable uses’ should only be included where the exception test is met.

PPS25 (Development and Flood Risk).

London Plan Policies 4A12 (Flooding), 4A13 (Flood risk management) and 4C.6 (Sustainable growth priorities for the Blue Ribbon Network)

Lewisham UDP Policy ENV.PRO.14 (Controlling development in Flood Plains). Emerging Core Strategy DPD Policies CP8 (Waste Management + Flood Risk). Emerging Development Policies + Site Allocations DPD Policy SE4 (Flood risk).

Greenwich UDP Policies E17 (Drainage and Flood Protection) and E18 (Drainage and Flood Protection).

A2. The Exception Test - Need to demonstrate that:

- **Wider sustainable benefits to the community outweigh flood risk**
- **Development will be safe (emergency access, dry routes, vulnerable uses, evacuation plan etc.)**
- **Development will not increase flood risk elsewhere and where possible will reduce the risk of flooding**

PPS25 (Development and Flood Risk).

London Plan Policies 4A12 (Flooding), 4A13 (Flood risk management) and 4C15 (Safety on and near to the Blue Ribbon Network).

Lewisham UDP Policy ENV.PRO.14 (Controlling development in Flood Plains). Emerging Core Strategy DPD Policies CP8 (Waste Management + Flood Risk) Emerging Development Policies + Site Allocations DPD Policy SE4 (Flood risk).

Greenwich UDP Policies E17 (Drainage and Flood Protection) and E18 (Drainage and Flood Protection).

A3. Development must safeguard flood defences and be set back from river wall and ensure suitable vehicular access to enable maintenance (the Environment Agency generally require at least 8m set-back).

PPS25 (Development and Flood Risk).

London Plan Policies 4A12 (Flooding), 4A13 (Flood risk management) 4C11 (Increasing access alongside and to the Blue Ribbon Network).

Lewisham UDP Policy ENV.PRO.16 (Protection of Tidal and Fluvial Defences). Emerging Development Policies + Site Allocations DPD Policy SE4 (Flood risk). Greenwich UDP Policy E19 (Drainage and Flood Protection).

A4. New development should be built to be both flood resistant and flood resilient.

PPS25 (Development and Flood Risk).

A5. Incorporate Sustainable Urban Drainage Systems (such as ‘living roofs’) and floodable areas as part of development proposals – to minimise surface water run-off and help manage tidal flooding.

PPS25 (Development and Flood Risk).

London Plan Policies 4A14 (sustainable drainage), 4A17 (Water quality).

Emerging Development Policies + Site Allocations DPD Policies SE7 (SUDS) and U3 (Development Sites – Trees, Landscape Planting and Nature Conservation)

A6. Safeguard and improve the biodiversity and appearance of the Creek by ‘naturalising’ the river edge (terraces, fenders, vertical foreshores, planting), avoiding excessive overshadowing and safeguarding water quality.

PPS9 (Biodiversity) and PPS25 (Development and Flood Risk)

London Plan Policies 3D14 (Biodiversity and nature conservation), 4C3 (The natural value of the Blue Ribbon Network), 4C4 (Natural landscape) and 4C22 (Rivers, brooks and streams).

Lewisham UDP Policies OS12 (Nature Conservation on Designated Sites) and OS13 (Nature Conservation). Lewisham emerging Core Strategy Policies CP19 (River Thames, Deptford Creek and Ravensbourne River Network) and CP20 (The Natural Environment). Emerging Development Policies + Site Allocations DPD Policy OS7 (Biodiversity).

Greenwich UDP Policies O9 (Public open space deficiency areas), O18 (The identification and protection of wildlife habitats), O19 (Protection of Sites of Nature Conservation Interest), O21 (River Corridors), O22 (Species Protection), O24/25 (Management of wildlife sites).

A7. Safeguard Brewery Wharf site for its continued use as a working wharf and ensure that development next to and opposite is designed to minimise potential conflicts of use and disturbance.

London Plan Policy 4C.9 (Safeguarded wharves on the blue ribbon network).

Lewisham UDP Policies ENV.PRO.11 (Noise generating development) and URB 28 (Deptford Creek). Emerging Development Policies + Site Allocations DPD Policy T8 (Freight)
Greenwich UDP Policy W5 (Safeguarded Wharves)

A8. Make the most of the Creek by:

- **Prioritising uses that specifically require a waterside location**
- **Making sure that development does not prejudice the use of the River**
- **Creating attractive spaces and a continuous pedestrian/cycle routes alongside**
- **Supporting facilities for water-based uses**

PPS25 (Development and Flood Risk).

London Plan Policies 4C6 (Sustainable growth priorities for the Blue Ribbon Network), 4C7 (Passenger and tourism uses on the Blue Ribbon Network), Policy 4C.8 (Freight uses on the Blue Ribbon Network), Policy 4C10 (Increasing sport and leisure use on the Blue Ribbon network), Policy 4C11 (Increasing access alongside and to the Blue Ribbon Network), Policy 4C12 (Support facilities and activities in the Blue on Network), Policy 4C13 (Moorings on the Blue Ribbon Network) and Policy 4C14 (Structures over and

into the Blue Ribbon Network).

Lewisham UDP Policies OS4 (Waterlink Way), OS6 (River Corridors), OS8 (Areas of Public Open Space Deficiency), URB 28 (Deptford Creek) TRN8 (Use of River Thames). Emerging Development Policies + Site Allocations DPD Policies 8 (Freight), OS9 (River Corridors and the Waterlink Way).

Greenwich UDP Policies O16 (Recreational footpaths and cycleways, O21 (River Corridors), M37 (Water borne freight), W6 (Floating Vessels), W7 (Support facilities for water-based uses).

A9. Resist proposals to impound or partially impound the Creek and carefully control new structures over and in the Creek.

London Plan Policies 4C5 (Impounding of rivers) and 4C14 (Structures over and into the Blue Ribbon network).

A10. Protect existing moorings and make sure that any new moorings safeguard navigation and biodiversity.

London Plan Policy 4C13 (Moorings facilities on the Blue Ribbon Network).

Greenwich UDP Policy W6 (Floating Vessels).

A11. Support water and sewerage infrastructure proposals – including the Thames Tideway Sewer Tunnel project.

London Plan Policy 4A18 (Water and sewerage infrastructure).

Emerging Development Policies + Site Allocations DPD Policy SE5 (River Water Quality)

Flood Risk and Deptford Creek - Issues and Possibilities:

Highly vulnerable uses = emergency services, basement flats etc. More vulnerable uses = health centres, flats, educational establishments etc.)

Possible land-take implications for the Thames Tideway Tunnel project are not known. However, this should help improve water quality in the Creek once it is built (see Background

	Document 8 for further details.
Opportunities to increase use of the Creek for recreational purposes – possibly using the Creekside Centre as a base and working with the Ahoy Centre.	Any works that extend in, on, under or over the Mean High Water Level will require a Port of London Authority (PLA) river works license.
The joint Environment Agency/LB Lewisham ‘Ravensbourne Improvement Plan’ (due in draft in the summer 2008) will be an important policy document that is likely to identify specific proposals.	Tension between naturalising the river bank, including terraces, and ensuring that it is still safe for boats to navigate (they can get stuck on submerged terraces).
Need to locate ‘more vulnerable uses’ on first floor and above	Detailed design for each development site (including site and floor levels) should be informed by a Site Specific Flood Risk Assessment.
Flood resistant = measures such as raised floor levels and incorporating removable flood barriers for doors and air bricks). Flood resilient = measures such as tiling as a ground floor covering, avoiding plasterboard at ground floor, building walls that can cope with hydrostatic pressure and raising up electrical wiring and sockets.	Possible land-take implications for the Thames Tideway Tunnel project are not known. However, this should help improve water quality in the Creek once it is built (see Background Document 8 for further details).

B- Land Use Mix

B1. Much of the Creekside Area is identified as a Mixed Use area – where a mix of compatible uses is encouraged to help provide a lively and safe environment and reduce the need to travel.

In such Mixed Use areas (identified in Background Document 8) employment related uses should be the main priority – maximising employment and making provision for small businesses. Once this has been achieved, residential uses are acceptable in principle, providing there is on-site provision of affordable housing.

PPS1 (Sustainable Development) and Consultation Paper on PPS4 (Planning for Sustainable Economic Development).

London Plan Policies 2A5 (Opportunity Areas), Policy 2A7 (Areas for Regeneration), 3B1 (developing London's economy), 3B3 (Mixed use development), 3B4 (Industrial locations), 5D1 (Optimise the development of Opportunity Areas) and 5D2 (Opportunity Areas in South East London).

Lewisham UDP Policies EMP1 (Land and Premises for Employment Purposes), EMP2 (Protection and retention of Creative Industries). Emerging Core Strategy DPD Policies CP6 (Sustainable Development), CP27 (Mixed Use Employment Locations). Emerging Development Policies + Site Allocations DPD Policies E11 (Mixed use Employment Location) and E18 (Sun and Kent Wharf Mixed Use Employment Location).

Greenwich UDP Policies J5 (Employment Sites Outside Defined Employment Locations), W3 (Mixed Use Areas), Greenwich UDP Site Proposal Schedule on Mixed Uses: MU5 – Greenwich Reach East, MU16 – Hilton's Wharf, MU18 – Meridian Gateway, MU31 – Deptford Bridge North Side (33-51 Deptford Bridge + 1-23 Greenwich High Road), MU33 – Greenwich Industrial Estate and MU34 – Davy's Site, 161-171 Greenwich High Road. West Greenwich Development Framework.

B2. Other sites are identified for employment purposes, where non-business uses should generally be resisted (Defined Employment Area/proposed Local Employment Location/Jobs) as identified in Background Document 8.

PPS1 (Sustainable Development) and Consultation Paper on PPS4 (Planning for Sustainable Economic Development).

London Plan Policies 2A5 (Opportunity Areas), Policy 2A7 (Areas for Regeneration), 3B1 (developing London's economy), 3B3 (Mixed use

development), 3B4 (Industrial locations), 5D1 (Optimise the development of Opportunity Areas) and 5D2 (Opportunity Areas in South East London).

Lewisham UDP Policies EMP1 (Land and Premises for Employment Purposes), EMP2 (Protection and retention of Creative Industries), EMP3 (Defined Employment Areas) and EMP4 (Employment Sites outside DEAs). Emerging Core Strategy Policy CP26 (Strategic Employment Locations and Local Employment Locations). Emerging Development Policies + Site Allocations DPD Policies E4 (Local Employment Locations) and E7 (Creekside Local Employment Location).

Greenwich UDP Site Proposal Schedule on Jobs: J6 – 25-81 Greenwich High Road, J7 – Brookmarsh Industrial Estate and J8 – 55-71 Norman Road.

B3. The area east of the Creek as far south as Norman Road is within Greenwich Town Centre, where retail, leisure, tourist, office and residential development should be focused.

In addition to re-enforcing Greenwich Town Centre, development should not harm the vitality or viability of Deptford District Town Centre (which lies to the west of Deptford Church Street).

PPS1 (Sustainable Development) and PPS6 (Town Centres).

London Plan Policy 3D1 (Supporting town centres), 3D2 (Town centre development), 3D3 (Maintaining and improving retail facilities).

Lewisham UDP Policies STC1 (The shopping hierarchy) and STC2 (Location of New Stores). Lewisham emerging Core Strategy Policy CP30 (Role, Function and Character of Retail Centres).

Greenwich UDP Policy J4 (Town Centres).

B4. The Creekside Area should be promoted as a Creative Hub, where creative industries can flourish.

London Plan Policies 3B8 (Creative industries) and 3D4 (development and promotion of arts and culture).

Lewisham UDP Policies EMP2 (Protection and retention of Creative Industries). Lewisham emerging Core Strategy Policy CP29 (Creative Industries).

Greenwich UDP Policy J9 (Cultural and Creative Industries).

Lewisham Culture and Urban Development Commission Report, Deptford/Greenwich Creative Hub – Investment Plan, Draft Lewisham Regeneration Strategy. Greenwich Cultural Strategy, Greenwich Economic Strategy (2002-2007) and Greenwich Enterprise Framework. City Growth Thames Gateway London South, Strategy Document.

B5. New business space should be flexible to provide for a range of type and size of users. B1 (office/light industry) is the most appropriate business use, although B2 (General Industry) and B8 (Warehousing and Distribution) may be acceptable.

Live/work uses are acceptable in principle in Mixed use areas and may be acceptable elsewhere (when considered against criteria).

PPS1 (Sustainable Development) and Consultation Paper on PPS4 (Planning for Sustainable Economic Development).

London Plan Policy 3B2 (Office demand and supply) and 3B4 (Industrial locations).

Lewisham UDP Policy EMP7 (Live-work Developments). Greenwich UDP Policy J6 (Industrial and Business developments), J7 (B1 Uses), J8 (Distribution and Trade Wholesale uses) and J12 (Work/Live Units).

B6. The Creekside area (although not necessarily all sites) is suitable for tourism development.

PPS6 (Town Centres).

London Plan Policy 3B9 (Tourism industry) and

Lewisham UDP Policy STC19 (Tourist Development). Lewisham emerging Core Strategy Policy CP32 (Tourism and Tourist Accommodation).

Greenwich UDP Policy T1 (Tourism Location and criteria).

B7. Support for Higher and Further Education uses and for additional community and social infrastructure uses.

PPS6 (Town Centres).

London Plan Policies 3A18 (Protection and enhancement of social infrastructure and community facilities), 3A21 (Locations for health care), 3A24 (Education facilities) and 3A25 (Higher and further education).

Lewisham UDP Policy LCE1 (Location of New and Improved Leisure, Community and Education Facilities). Emerging Core Strategy DPD Policies CP12 (Provision of Health, Education and Community Facilities).

Greenwich UDP Policies C1 and C2 (Community Services).

Land use Mix - Issues and Possibilities:

<p>The proportion of residential that may be acceptable in mixed use sites (maximise all ground floor for business purposes and ensure no net loss of employment)</p>	<p>LB Lewisham's review of employment land needs (see Background Document 6) is relevant here.</p>
<p>Need to maximise ground floor areas for suitable employment generating and other non-residential uses (employment policy and flood risk).</p>	<p>Inherent conflict with accessibility and inclusive design if community and social infrastructure uses are located on upper floors (to protect them from flooding).</p>

C- Housing

C1. Pressing need to protect existing housing and maximise the provision of additional homes as part of securing mixed-use development.

Appropriate London Plan density range = 200 – 700 hr/ha (Urban Setting, PTAL 4).

PPS1 (Sustainable Development) and PPS3 (Housing).

London Plan Policies 3A1 (Increasing London's supply of housing) and 3A3 (Maximising the potential of sites).

Emerging Development Policies + Site Allocations DPD Policy U1 (Development Sites).

Greenwich UDP Policies H1 (New Housing), H2 (Preventing the Loss of Housing), H8 and H9 (Density).

C2. Need to maximise affordable housing with a London-wide target of 50% on sites of 10 or more homes and a local expectation of at least 35% (50% on windfall sites in Greenwich). Tenure split to be 70:30 Social Rented: Intermediate housing.

PPS1 (Sustainable Development) and PPS3 (Housing).

London Plan Policies 3A8 (Definition of affordable housing), 3A9 (Affordable housing targets), 3A10 (Negotiating affordable housing in individual private residential and mixed-use schemes).

Lewisham UDP Policies HSG14 (Provision of Affordable Housing). Emerging Core Strategy DPD Policy CP16 (Housing Mix and Location). Lewisham emerging Development Policies + Site Allocations DPD Policy H3 (Affordable Housing: Thresholds and Amount) and H4 (Affordable Housing: Tenure).

Greenwich UDP Policy H14 (Affordable Housing).

C3. Need to secure 100% Lifetime Homes standard and 10% wheelchair accessible housing.

PPS1 (Sustainable Development) and PPS3 (Housing).

London Plan Policy 3A5 (Housing choice). Mayor of London SPG on Creating

Inclusive Environments (2004) and Housing (2005).

Lewisham emerging Development Policies + Site Allocations DPD Policy H8 (Lifetime homes and wheelchair accessible homes).

Greenwich UDP Policy H17 (Lifetime Homes), H19 (Wheelchair Standard Housing).

C4. Need to secure a range of dwelling sizes – with particular need for family sized housing across tenures

- **GLA has strategic preferred mix for all tenures**
- **Lewisham has emerging specific mix for Affordable Housing (more relaxed on Market housing)**
- **Greenwich normally seeks 35% of floorspace to be allocated to 3+ bed homes**

PPS1 (Sustainable Development) and PPS3 (Housing).

London Plan Policy 3A5 (Housing choice). Mayor of London SPG on Housing (2005).

Lewisham UDP Policies HSG6 (Dwelling Mix).

Lewisham emerging Development Policies + Site Allocations DPD Policy H1 (Housing Mix – Affordable Housing) and H2 (Housing Mix – Market Housing).

Greenwich UDP Policies H15 (Housing Mix).

C5. Need to ensure that new housing enjoys a good amenities:

- **Overall size of flats**
- **Noise**
- **Daylight/sunlight**
- **Outlook and privacy (minimum separation of habitable rooms 21m)**
- **Private amenity space (gardens for family sized homes)**
- **Good provision of play space**

PPS1 (Sustainable Development) and PPS3 (Housing).

London Plan Policy 3A6 (Quality of new housing provision).

Lewisham UDP Policies HSG4 (Residential Amenity), HSG5 (Layout and Design of New Residential Development) and HSG7 (Gardens). Lewisham emerging Development Policies + Site Allocations DPD Policies U6 (Residential Development – Layout + Amenity) and U7 (Places for Children to

Play). Lewisham Residential Standards SPD (2006). Greenwich UDP Policies H7 (Housing Design), H11 (Amenity Space and Gardens), H12 (Children’s Play Areas).

Greenwich UDP Policy H7 (Housing Design)

Housing - Issues and Possibilities:

<p>Conflict between Greenwich UDP and London Plan policies on wheelchair accessible housing – with Greenwich only seeking in schemes over 25 units and the London Plan having no such threshold (London Plan wins through).</p>	<p>Conflict between Greenwich and London Plan policies on density – with Greenwich having lower indicative density range (London Plan wins through).</p>
<p>Conflict between Greenwich and national policy and London Plan policies on affordable housing – with Greenwich having a threshold of 15 or more homes and PPS3 and the London Plan having a threshold of 10 (PPS3 and London Plan win through).</p>	<p>Background Document 9 (Cumulative Change) sets out an analysis of recently permitted and emerging proposals in terms of numbers and mix.</p>

D- Urban Form and Heritage

D1. Development should contribute positively to the character of the Creek and support its role as a transport, landscape, biodiversity, amenity and leisure resource. Key relevant aspects include:

- **Improving public access to the water's edge**
- **Setting buildings back (usual minimum 8m)**
- **Improving connections with surrounding area**
- **Making the frontage livelier with different uses (on sites where mixed use is encouraged)**
- **Making sure new uses sit comfortably with the Priors operation at brewery Wharf**
- **Naturalising and improving appearance of the Creek walls**
- **Incorporating public art**

PPS1 (Sustainable Development), 'By Design' and 'Better Places to Live'.

London Plan Policies 4B.1 (Design principles for a compact city), 4B.2 (Promoting world-class architecture and design), 4C6 (sustainable growth priorities for the Blue Ribbon Network), 4C11 (Increasing access alongside and to the Blue Ribbon Network)
4C.20 (Design –starting from the water) and 4C.21 (Design statements).

Lewisham UDP Policies URB3 (Urban Design), UDP28 (Deptford Creek) and URB29 (Art in Public Places). Lewisham emerging Core Strategy Policy CP19 (River Thames, Deptford Creek and Ravensbourne River Network). Lewisham emerging Development Policies + Site Allocations DPD Policies U15 (Art in Public Places), U30 (Deptford Creek and Ravensbourne Network).

Greenwich UDP policies W1 (Development Principles), W2 (Thameside Policy Area), D1, D2, D3 and D4 (Urban Design).

West Greenwich Development Framework.

D2. New development needs to respect the historical character of the area, including:

- **The setting of important buildings and structures (including railway viaduct and bridges)**
- **The setting of nearby conservation areas**
- **The setting of the Greenwich Maritime World Heritage Site**
- **The archaeology of the area**

PPS1 (Sustainable Development), PPG15 (Built Heritage) and PPG16 (Archaeology).

London Plan Policies 4B11 (London's built heritage), 4B12 (Heritage conservation), 4B13 (Historic conservation-led regeneration), 4B14 (World Heritage Sites) and 4B15 (Archaeology).

Lewisham UDP28 (Deptford Creek). Lewisham emerging Core Strategy Policy CP18 (Conservation of the Historic Environment). Lewisham emerging Development Policies + Site Allocations DPD Policies U17 (Conservation Areas), U20 (Preserving Listed Buildings) and U23 (Archaeology).

Greenwich UDP Policies D1, D2, D3 and D4 (Urban Design), D16 (Conservation Areas), D18 (Listed Buildings) and D30 (Archaeology).

West Greenwich Development Framework.

D3. Taller buildings need to have a clear rationale, be of the highest quality and respect their context, including:

- **Greenwich Maritime World Heritage Site**
- **Strategic Views of St Paul's from Greenwich Park and Blackheath Point**
- **Local views of St Paul's Deptford**
- **Nearby Listed Buildings and conservation areas**

PPS1 (Sustainable Development), Guidance on Tall Buildings (CABE + English Heritage, 2007).

London Plan Policies 4B.8 (Tall buildings – location), 4B.9 (Large scale buildings – design and impact), 4B16 (London View Management Framework), 4B17 (View management plans) and 4B18 (Assessing development impact on designated views). Mayor of London View Management Framework SPG.

Lewisham UDP Policy URB5 (Design and Location of High Buildings). Lewisham emerging Core Strategy Policies CP20 (London Panoramas and strategic views). Lewisham emerging Development Policies + Site Allocations DPD Policies U16 (Tall Buildings), U17 (Conservation Areas), U20 (Preserving Listed Buildings), U24 (Strategic Views) and U25 (Important Local Views and Landmarks).

Greenwich UDP Policies D25 and D26 (Strategic Views), D28 (High Buildings).

West Greenwich Development Framework. Maritime Greenwich World Heritage Site Management Plan and Important Views + Tall Buildings. The later document includes a contour map which seeks to limit buildings to between eight and 10 stories in the Creekside Area.

Listed Buildings within sites include:

- No. 141 Greenwich High Road (West Greenwich House Community Centre) (Site 37)
- Nos. 161-169 Greenwich High Road (Site 41)

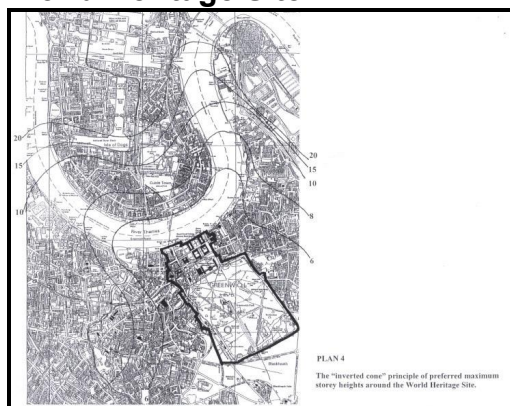
Listed Buildings nearby include:

- St. Paul's Church (Deptford) (Grade I)
- London and Greenwich railway viaduct
- Deptford Sewage Pumping Station
- St. Alfege Church
- St. Nicholas Church
- Greenwich Station
- Queen Elizabeth Almshouses
- Several buildings in Greenwich High Road, including West Greenwich Library and the former Greenwich Town Hall)
- 14+16 Deptford Bridge (Holland + Co's Distillery)
- The Saxonia Electrical Wire Co. offices, Roan Street

Conservation Areas include:

- Deptford High Street
- St. Paul's Conservation Area
- West Greenwich Conservation Area
- Broomhill Road Conservation Area

World Heritage Site

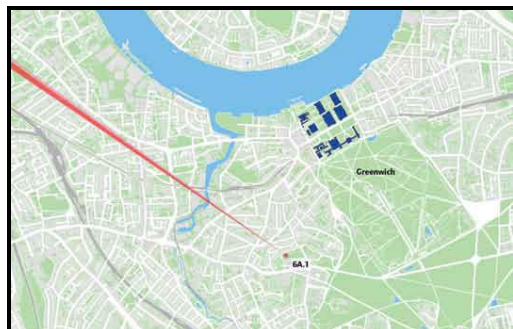


Plan from Maritime Greenwich World Heritage Site Management Plan and Important Views + Tall Buildings

http://www.greenwichwhs.org.uk/world_heritage/documents/ImportantViewsandTallBuildingsfinaldraftwithpicsMay07_000.pdf



Mayor of London View Mangement Framework SPG Protected Vista 5.2
Details are set out in the Mayor of London's View Management Framework (<http://www.london.gov.uk/mayor/strategies/sds/docs/spg-views-final-all.pdf>).
In summary, applications for development that exceed 30m (AOD) within this corridor must be referred to the Mayor of London



Mayor of London View Mangement Framework SPG Protected Designated View 6 Blackheath Point
Details are set out in the Mayor of London's View Management Framework (<http://www.london.gov.uk/mayor/strategies/sds/docs/spg-views-final-all.pdf>).
In summary, applications for development that exceed 37.7m (AOD) within this corridor must be referred to the Mayor of London

D4. Buildings and spaces should be of the highest quality design and make a positive contribution to the area's character and sense of place. The design of tall buildings is particularly important.

PPS1 (Sustainable Development), 'By Design' and 'Better Places to Live'.

London Plan Policies 4B1 (Design principles for a compact city, 4B2 (Promoting world-class architecture and design), 4B3 (Enhancing the quality of the public realm) and bB10 (Large-scale buildings – design and impact).

Lewisham UDP Policies URB1 (Development Sites and Key Development Sites) and URB3 (Urban Design). Lewisham emerging Development Policies + Site Allocations DPD Policies U1 (Development Sites), U2 (Urban Design), U3 (Development Sites – Trees, Landscape Planting and Nature Conservation), U15 (Art in Public Places), U30 (Deptford Creek and River Ravensbourne Network).

Greenwich UDP Policies D1, D2, D3 and D4 (Urban Design).

West Greenwich Development Framework.

D5. Buildings and spaces should cater for everyone’s access needs, be safe and deter crime.

PPS1 (Sustainable Development), ‘Planning and access for disabled people: a good practice guide’ (CLG) and ‘Safer Places: The Planning System and Crime Prevention’ (CLG, 2004).

London Plan Policies 4B.5 (Creating an inclusive environment), 4B6 (Safety, security and fire prevention and protection). The Mayor’s SPG ‘Accessible London: Achieving an Inclusive Design’).

Lewisham UDP Policy URB4 (Designing out Crime). Lewisham emerging Core Strategy Policy CP11a (Meeting peoples’ needs). Lewisham emerging Development Policies + Site Allocations DPD Policy U4 (Designing out Crime) and U6 (Inclusive Environment)

Greenwich UDP Policies D6 (Access for People with Disabilities) and D7 (Safety and Security in the Built Environment).

Urban Form and Heritage - Issues and Possibilities:

Weight to be attached to the World Heritage Site Management Plan and Tall Buildings Guidance – given that taller buildings than advocated in these documents have been permitted?	
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E- Movement

E1. Reduce the need to travel (particularly by car) by integrating transport and land uses and building a mix of uses.

PPG13 (Transport)

London Plan Policies 3C.1 (Integrating transport and development), 3C.2 (Matching development to transport capacity) and 3C.3 (Sustainable transport in London).

E2. Make better use of streets by prioritising pedestrians, cyclists and public transport users, including:

- **Improving pedestrian links with Deptford and Greenwich Town Centres and stations and reducing the severance effect of main roads (particularly Deptford Church Street)**
- **Creating pedestrian and cycle routes around the Creek – forming part of the wider Waterlink Way down to Lewisham and linking to the London Cycle Network**
- **Prioritising bus services and improving facilities on the nearby main roads**
- **Improving Deptford Church Street junction (north end)**

PPG13 (Transport)

London Plan Policies 3C18 (Allocation of street space), 3C19 (Local transport and public realm improvements), 3C.20 (Improving conditions for buses) and 3C.21 (Improving conditions for walking), 3C.22 (Improving conditions for cycling) and 4C11 (Increasing access alongside and to the Blue Ribbon Network).

Lewisham UDP Policies TRN 15 (Provision for Cyclists and Walkers). Emerging Lewisham Core Strategy Policies CP25A and 25B (Walking and Cycling). Emerging Development Policies + Site Allocations DPD Policy T7 (Traffic Management), T13 (Provision for Cyclists) and T15 (Pedestrian Routes and Access).

Greenwich UDP M15 (Roads – Safeguarded schemes), M32 (Cycling) and M33 (Pedestrians).

West Greenwich Development Framework. Deptford Urban Design + Development Framework, Strategic Masterplan, Giffin Street Redevelopment and West Greenwich Development Framework.

E3. Encourage the use of public transport, including:

- **Improving Deptford Station**
- **Increasing the capacity of the Docklands Light Railway by running longer trains**
- **Running the Greenwich Waterfront Transit from North Greenwich to Greenwich Station (and possibly on to Canada Water)**
- **Improving bus services (see above)**

PPG13 (Transport)

London Plan Policies 3C.4 (Land for transport), 3C.9 (Increasing the capacity, quality and integration of public transport), 3C.10 (Public transport security), 3C.11 (Phasing of transport infrastructure), 3C.13 (Improved Underground and DLR services), 3C.14 (Enhanced bus priority, tram and busway transit schemes), 3C.19 (Improving conditions for buses) and the Mayor of London's SPG on Land for Transport Functions (March 2007).

Lewisham UDP Policy TRN4 (Access for Public Transport). Emerging Lewisham Core Strategy Policy CP23 (Better Public Transport). Emerging Development Policies + Site Allocations DPD Policy T17 (Transport Interchanges).

Greenwich UDP Policies M4 (Extension of the Public Transport Network), M10 (Greenwich Waterfront Transit), M11 (Transport Interchanges), M12 (Retention and Improvement of Public Transport Facilities)

E4. Limit car parking (other than for disabled people) and maximise cycle parking.

PPG13 (Transport).

London Plan Policy 3C.23 (Parking strategy).

Lewisham UDP Policy TRN23 (Car Free Residential Development), TRN26 + Table TRN1 (Car Parking Standards). Emerging Lewisham Core Strategy Policy CP24 (Traffic Management and Car Parking). Emerging Development Policies + Site Allocations DPD Policies T10 (Car free residential development) and T12 (Car Parking Standards).

Greenwich UDP Policies M23, M24, M25, M26 and M27 (Car Parking Standards).

E5. Safeguard the continued use of Brewery Wharf and encourage greater use of the River to move freight and passengers.

PPG13 (Transport).

London Plan Policy 3C25 (Freight strategy),

Lewisham UDP Policy TRN8 (Use of River Thames). Emerging Development Policies + Site Allocations DPD Policy T8 (Freight).

Greenwich UDP Policies M7 (Use of the River), M37 (Water Borne Freight).

West Greenwich Development Framework (N.B. the proposal in this document to relocate Priors has been abandoned).

Movement - Issues and Possibilities:

See Background Document 5 (Movement) for more information on specific proposals to prioritise pedestrians, cyclists and public transport users.	
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F – Environmental Sustainability

F1. Reduce need to travel and promote walking, cycling and public transport.

See Movement.

F2. Be lean, green and clean (i.e. use less energy, supply energy efficiently and generate renewable energy). Presumption that developments will achieve a reduction in CO² emissions of 20%.

PPS1, Supplement to PPS1 on Planning and Climate Change, PPS22 and Companion Guide.

London Plan Policies 4A.1 to 4A.17 and Mayor of London SPG on Sustainable Design and Construction (May 2006). London Renewables Toolkit (London Energy Partnership, Sept. 2004) and the Mayor of London's Climate Change Action Plan (GLA, Feb. 2007).

Lewisham UDP Policies: ENV.PRO 19 (Energy Efficiency), ENV.PRO20 (Renewable Energy). Lewisham emerging Core Strategy Policy CP6 (Sustainable Development) and CP7 (Climate Change). Emerging Development Policies + Site Allocations DPD Policy SE2 (Energy efficiency and renewables for major developments).

Greenwich UDP Policies E8 (Energy Efficiency), E9 (Renewable Energy). Emerging Core Strategy DPD Policies CP6 (Sustainable Development) and CP7 (Climate Change).

F3. Minimise the use of natural resources (including using land efficiently) and adopt high standards of sustainable design and construction – including material and product specification, water use and waste management/recycling.

PPS1, Supplement to PPS1 on Planning and Climate Change and PPS3. Code for Sustainable Homes (Dec. 2006) and Technical Guide (March 2007) and Standards (Feb. 2008).

London Plan Policies 4A.1 to 4A.17. Mayor of London SPG on Sustainable Design and Construction.

Emerging Core Strategy DPD Policies CP8 (Waste Management + Flood Risk) and CP9 (Waste). Emerging Development Policies + Site Allocations DPD Policy SE6 (Water Resources), SE15 (Residential Waste Facilities), SE16 (Waste facilities in Commercial and Large Scale Development).

Greenwich UDP Policies E8 (Energy Efficiency) and E9 (Renewable Energy).

F4. Reduce waste, re-use and recycle materials (including construction materials).

PPS1 (Sustainable Development) and PPS10 (Planning for Sustainable Waste Management).
Code for Sustainable Homes (Dec. 2006) and Technical Guide (March 2007).

London Plan Policy 4A.22 (Spatial policies for waste management) and 4A28 (Construction, excavation and demolition waste). Mayor of London SPG on Sustainable Design and Construction.

Lewisham UDP Policies ENV.PRO1 (Waste), ENV.PRO6 (Recycling and Civic Amenity Site) Emerging Core Strategy DPD Policies CP9 (Waste). Emerging Development Policies + Site Allocations DPD Policy SE6 (Water Resources), SE15 (Residential Waste Facilities), SE16 (Waste facilities in Commercial and Large Scale Development).

Greenwich UDP Policies E14 (Waste Reduction, Reuse, Recovery and Disposal) and E15 (Minimise Waste at Source).

F5. Maintain or enhance air quality, manage any contamination risks and ensure a satisfactory environment for noise sensitive uses and minimise light pollution.

PPS1 (Sustainable Development), PPS23 (Planning and Pollution Control) and PPG24 (Noise).

London Plan Policies 4A19 (Improving air quality), 4A20 (Reducing noise and enhancing soundscapes) and 4A33 (Bringing contaminated land into beneficial use).

Lewisham UDP Policies ENV.PRO8 (Air Quality Management Areas), ENV.PRO9 (Potentially Polluting Uses), ENV.RO10 (Contaminated Land), ENV.PRO11 (Noise Generating Development) and ENV.PRO12 (Light Generating Development).

Greenwich UDP Policies E1, E2, E3 and E4 (Pollution), E5 (Light Pollution),

E6 and E7 (Air Pollution).

Lewisham and Greenwich Air Quality Management Plans

Environmental Sustainability – Issues and Possibilities

Passive design to control building temperature (including orientation, natural ventilation, avoidance of single-aspect north or south facing flats)	Biomass (either individual or 'district') - biomass or natural gas?
Commitment to use fans rather than air conditioning	CHP or CCHP (either individual or 'district')
Tidal range scheme – using a tidal barrage and/or creating a tidal lagoon scheme towards the head of the Creek, with energy being produced by holding back water at high tide and then releasing through turbines at low tide (fit with policy?)	Use of water from the Creek for cooling?
Renewable Obligation Certificates	Hydrogen Fuel cells
Commitment to a specific Code for Sustainable Homes Level (3 minimum, 6 maximum)	Solar thermal hot water in domestic buildings
Commitment to exceed Part L of Building Regulations for non-residential development – achieve the expected 2010 improvements (25% tightening)	Feasibility of Ground Source Heat Pumps (Air Source Heat Pumps)
Low energy lighting, low energy white goods, individual thermostats on radiators	Recycling rainwater for toilets in commercial buildings
Stand alone wind turbines (fit with policy?)	