Part 04
Design codes

Artist's illustration of Rowan Park, Merton - now completed

Design code requirements

Introduction

4.1 This part of the Plan requires the applicant to submit their own design codes for any development proposals. It gives detailed guidance to applicants on aspects of design that they will be expected to focus on in more detail to demonstrate that the Vision, Principles and Site-Specific Policies of the Plan are met.

4.2 At the planning application stage, the applicant, will be expected to include as part of their application, a set of design codes that guides the development of each phase of the redevelopment. This should include, but not necessarily be limited to, a number of specific subject areas outlined below. The following guidance lists the subject areas that must be covered and gives guidance on how these subjects will be expected to be addressed.

4.3 Notwithstanding the requirements of the council's validation checklist the applicant will be required to provide information to address the following:

Design Codes

Architecture and elevations

4.4 *A design code is required in order to set out the approach intended to guide architectural style and the design of building elevations.* A general approach to architectural style should be defined in the code that creates a palette of common characteristics in basic architectural features, such as materials, height and proportions, yet allows scope for individual creativity for each building and phase. This code should also contain specific guidance on the appearance of elevations, notably to ensure they contain sufficient three-dimensional depth, human scale detail, visual interest and that sufficient attention to detail is given to the design of windows, their materials, proportions and depth of reveals.

Materials

4.5 *A design code is required in order to define a general palette of materials and where they should be used on the estate and on buildings.* This should build on the code for architecture and elevations and support the visions for each estate that are complementary to their context.

Landscape and biodiversity

4.6 *A design code is required to set out the landscaping principles and strategy for each estate.* This should build on the existing landscape characteristics of each site and detailed policy guidance indicatively, specifying planting types and species and locations. It should make reference to tree surveys of the sites and provide guidance and reasoning on their protection and integration into the new estate layout.

Flooding and drainage

4.7 *A design code is required to set out a strategy and plans for flood mitigation and drainage measures for all estates.* Based upon the findings of any required flood risk assessments, methods of mitigation should be detailed along with their location and extent where relevant.

Internal space standards

4.8 *A design code is required to set out principles for adhering to* National Planning Policy, London Plan and the Mayor's Housing SPG requirements *on residential internal space standards.* The philosophy should be to design beyond the minimum space standards, not to them.

Building and dwelling layouts

4.9 *A design code is required that sets out principles for building layouts.* This should include defining guidelines for the design and location of entrances, stair cores, refuse storage and in-building cycle storage. This should also address issues such as dual aspect and flexibility of living spaces. Example dwelling layouts should be shown that demonstrate how rooms use space efficiently by using regular plan forms and allow for different arrangements of furniture. Awkward shaped rooms and wasted space due to poorly positioned doors for example, should be avoided.

Building to street interface

4.10 *A design code is required to set principles of how buildings meet streets to manage the transition from the private to the public realm.* This code should give clear guidance on how to create a transition zone between public and private space by the creation of 'defensible space', how natural surveillance will be created by maximising front doors and habitable rooms at ground floor level. This should also include reference to the design, size and content of defensible space, such as its use for bin and cycle stores, planting and personalisation. The code should also include how digital services will be provided, identifying locations for communal TV aerials and satellite dishes. Individual dishes will not be permitted on elevations facing the street as they have a negative visual impact on the street scene.

Street design characteristics

4.11 *A design code is required to set out principles for the design of streets.* This should define different street types and set out how space will be used. This should include all space between building elevations and be based on the creation of traditional, recognised street forms as linear public spaces. The code should show how it promotes the provision of on-street parking as a first-choice means of provision and how it will integrate with street trees, street furniture and avoid on-kerb parking. For example parked cars could be interspersed with build-outs with trees where appropriate, build-outs also enable additional crossing points and space for landscaping on a street. A palette of surface materials and street furniture should form part of the code, as well as landscaping guidance. The code must contain guidance that creates liveable, attractive streets by having street width to building height ratios that ensure taller buildings do not create oppressive environments at ground level.

Building proportions as well as height need careful consideration. Traffic management measures must be in-built into the overall street design and not appear retrofit or distort or undermine the overall character of the street as a linear space with a movement function.

Amenity space

4.12 *A design code is required that sets out how all amenity space is to be provided.* This must include adherence to existing relevant standards. This should cover front and rear gardens to houses, communal and private space for flats, frontage landscaping or front gardens for blocks of flats and public open space. The code should also include qualitative guidance relating to issues such as shape, useability, microclimate, sunlight/daylight, general outlook and issues of privacy and security.

Refuse storage and collection

4.13 *A design code is required to detail a strategy for the design and operation of refuse storage and collection.* Refuse stores must be convenient for residents and for collection, be robust and well integrated into buildings and accord with the Council's guidelines on this. Flats should have communal bin stores. Houses must have bin-stores within the property boundary of each dwelling that are well designed and integrated into the front defensible space. Bin stores for houses should not form part of a communal system.

General requirements

4.14 All codes should provide an appropriate level of technical and graphic detail which is easy to understand and use by non-technical people. The document should include detailed drawings, elevations, cross–sections and plans to clearly demonstrate the codes. Design codes should develop the design vision for each estate and provide a clear set of codes informed by context to deliver this vision.

4.15 The next and final chapter gives general guidance on how it is envisaged the Plan will be delivered and implemented.

Part 05
Delivery and implementation

Delivery and implementation

5.1 Should regeneration of Merton's three estates go ahead, this currently presents an opportunity to improve housing conditions for tenants, leaseholders, freeholders and contribute to addressing wider housing provision pressures in Merton and London. Delivery of the Local Plan will require addressing substantial challenges including managing financial viability, and the rehousing of the existing communities within the three neighbourhoods.

5.2 CHMP represents the major landowner and delivery lead. At this early stage it is difficult to identify with any certainty the exact number of new homes that is likely to come forward and how this will be delivered. Merton cannot deliver the Plan's vision and objectives alone. The Council wishes the residents and all stakeholders to be actively involved throughout the process. It is essential that the Council continues to engage with local people and community groups within the three neighbourhoods to ensure the Plan and future development meets the needs of local people.

5.3 It is envisaged that the delivery programme will cover a period of 10 to 15 years and will occur over several phases. The Estates Local Plan will be key to creating a robust and clear planning basis for development setting out the strategic framework to guide any redevelopment proposals.

5.4 Not unusually for a scheme of this size, financial viability is complex and modelling prepared by CHMP indicates a potential deficit. CHMP have committed to an open book accounting process to facilitate the understanding of the impact on residents and council services.

5.5 The council will use section 106 planning obligations and/or Community Infrastructure Levy (CIL) to ensure the delivery of key infrastructure and to mitigate the impact of development.
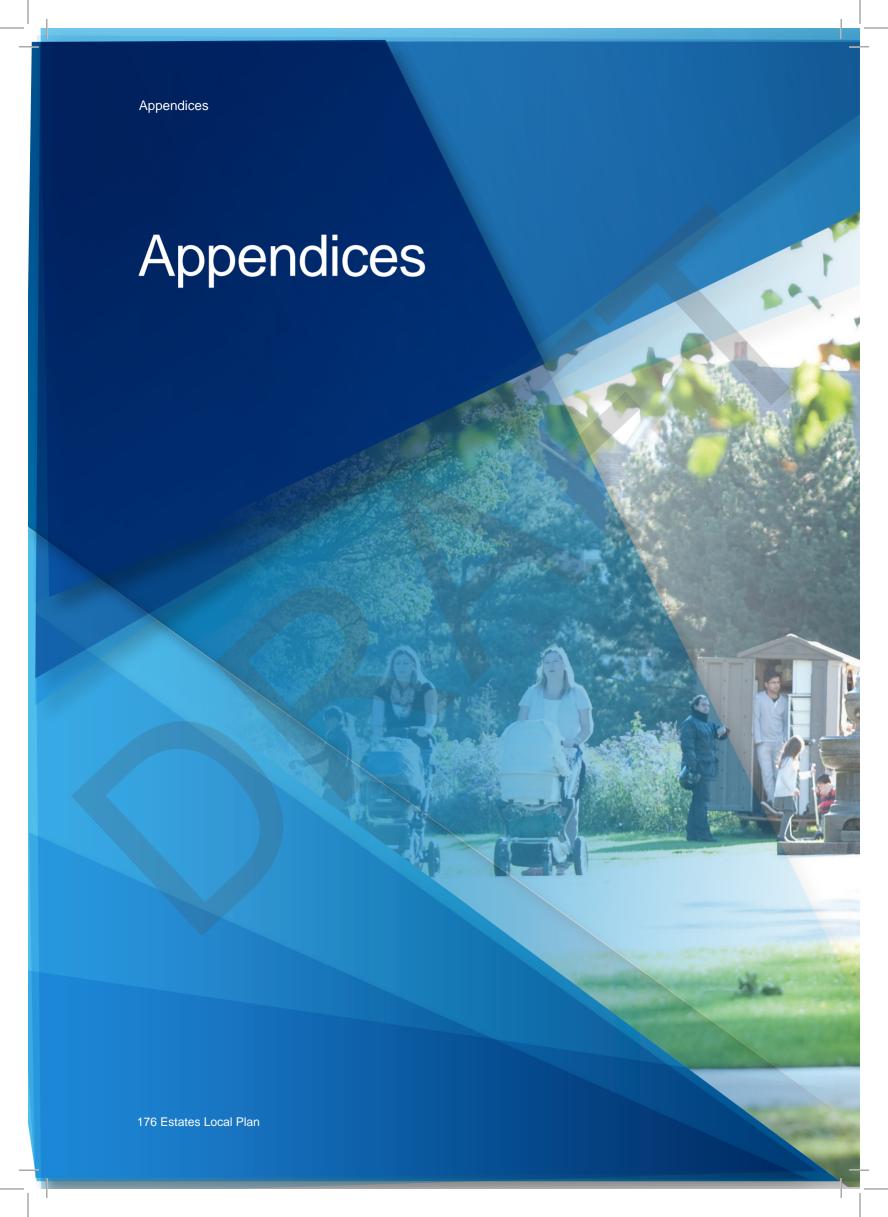
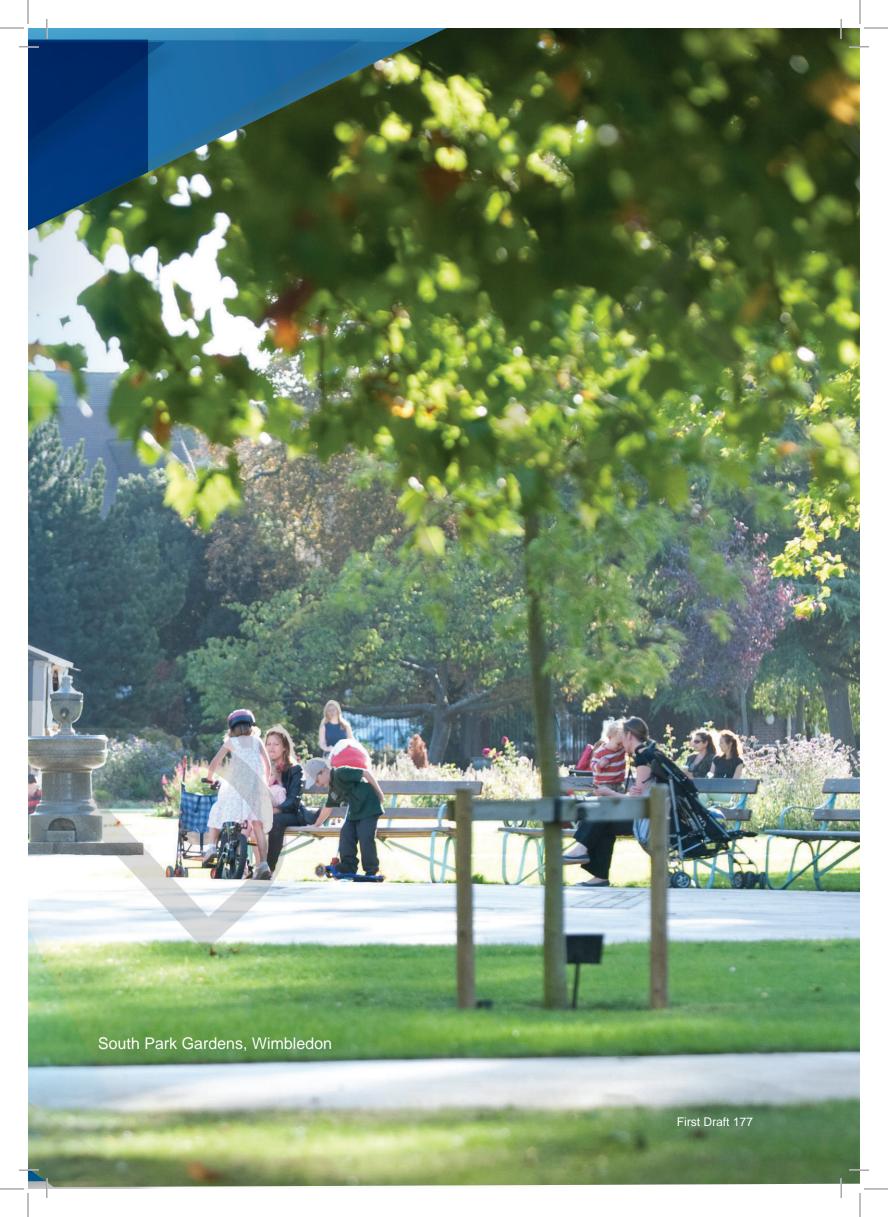Section 106 planning obligations information can be found at:

http://www.merton.gov.uk/environment/planning/s106-agreements.htm

CIL information can be found at:

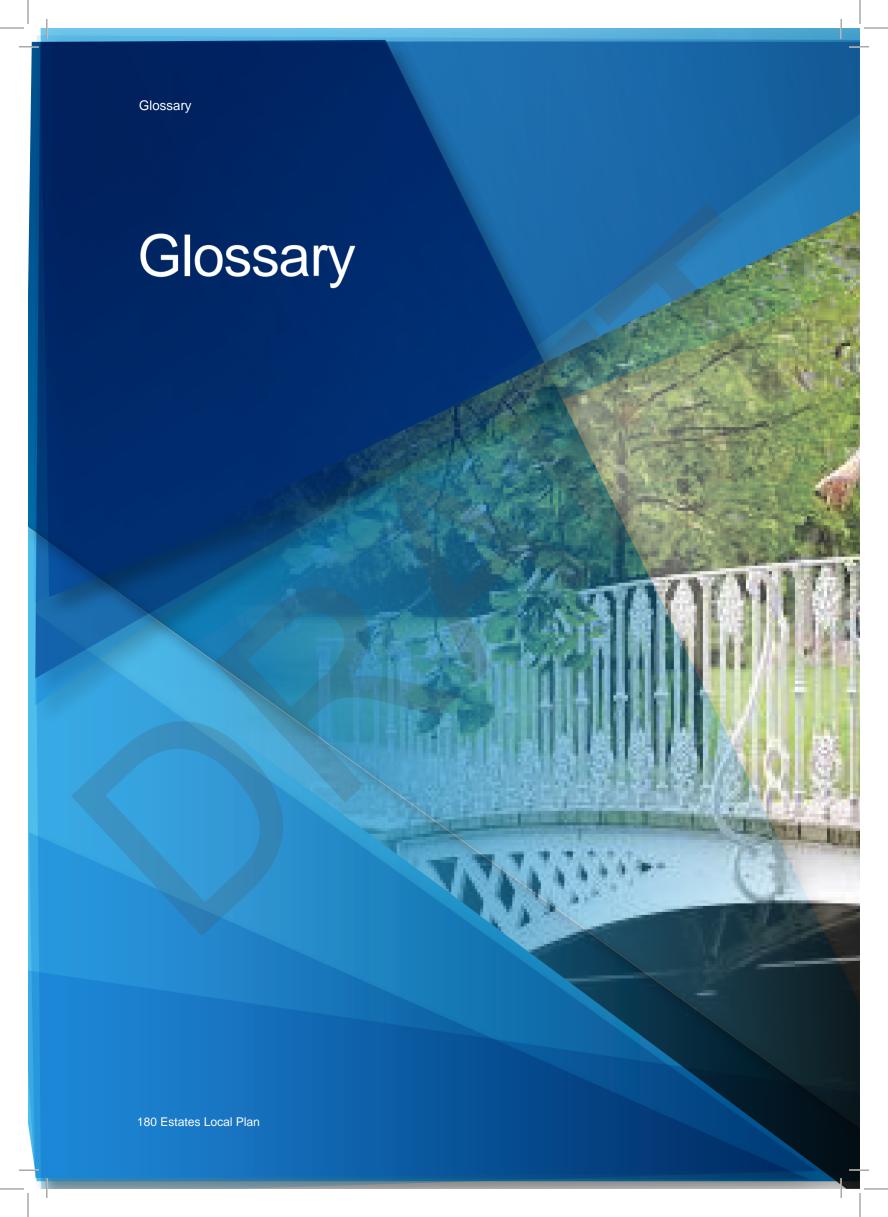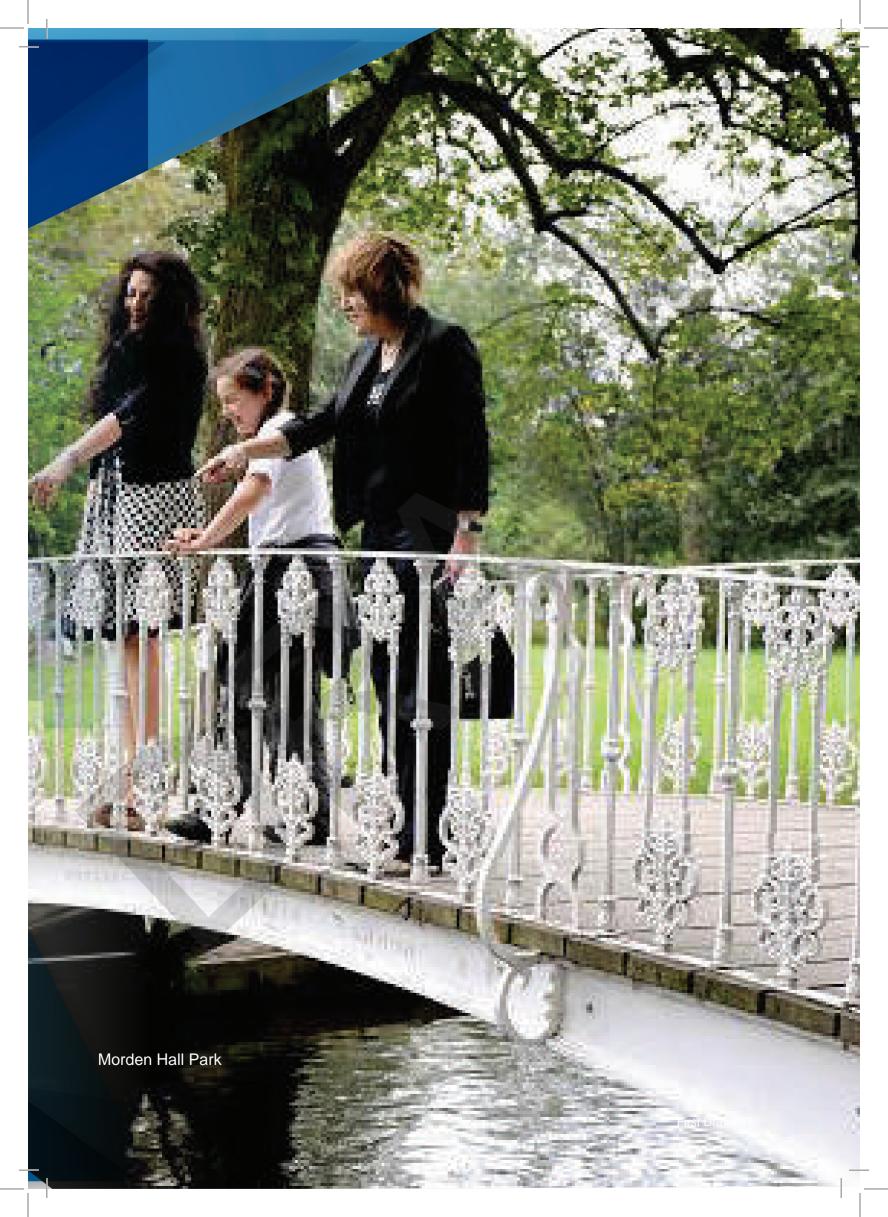http://www.merton.gov.uk/environment/planning/cil.htm

Appendices

South Park Gardens, Wimbledon

Appendix 1: Review of the draft Estates Local Plan against Merton's Core Planning Strategy Objectives

Estate Local Plan policy	Local Plan Strategic Objectives (Core Planning Strategy 2011 part of Merton's Local Plan)							
	Strategic objective 1	Strategic objective 2	Strategic objective 3	Strategic objective 4	Strategic objective 5	Strategic objective 6	Strategic objective 7	Strategic objective 8
EP E1 Townscape		√						√
EP E2 Street network							√	
EP E3 Movement and access	√						√	
EP E4 Land Use		√	√					
EP E5 Open space		√			√	√		
EP E6 Environmental protection						√		
EP E7 Landscape		√			√	√	√	
EP E8 Building heights		√	√					√
EP H1 Townscape		√						
EP H2 Street network	√						√	
EP H3 Movement and access	√						√	
EP H4 Land use		√						

Estate Local Plan policy	Local Plan Strategic Objectives (Core Planning Strategy 2011 part of Merton's Local Plan)							
	Strategic objective 1	Strategic objective 2	Strategic objective 3	Strategic objective 4	Strategic objective 5	Strategic objective 6	Strategic objective 7	Strategic objective 8
EP H5 Open space		√			√	√		
EP H6 Environmental protection						√		
EP H7 Landscape		√			√	√		√
EP H8 Building heights		√	√					√
EP R1 Townscape		√						√
EP R2 Street network		√				√		√
EP R3 Movement and access	√				√		√	
EP R4 Land Use			√					
EP R5 Open space					√	√	√	√
EP R6 Environmental protection					√	√		
EP R7 Landscape					√	√		√
EP R8 Building heights		√	√					√

Glossary

Morden Hall Park

Glossary

A complete glossary of planning terms can be found at the Planning Portal website: http://www.planningportal.gov.uk. The glossary below should be used as a guide only and should not be considered the source of statutory definitions.

Active design
An approach to developing neighbourhoods that makes healthy lifestyles more accessible and inviting.

Active frontage
Buildings with a high number of entrances and windows that allow views between the inside and outside of buildings (Also building frontage and street frontage).

Alluvium
A layer of deposits from rivers formed over long periods of time.

Ambiguous
Unclear or having several possible meanings or answers.

Amenity space (communal)
Outdoor garden space shared with more than one dwelling, normally provided for groups of flats.

Amenity space (private)
Private balconies to individual flats or gardens to houses.

Anglo Saxon
Dating from the period in the UK before the Norman Conquest of 1066.

Art Deco
A style of art and architecture originating in the 1920s.

Attenuation
Reducing water flow to minimise flood risk, by reducing flow at its peak and thus extending the duration of increased flow; a reduction in intensity

Axis
The point about which something turns.

Balancing Pond
A pond, always containing water (as opposed to a rain garden or swale) designed to reduce water flow by storing water during a storm and releasing it at a controlled rate later.

Barriers
Features that prevent easy movement around a place such as busy roads, rivers or railways with few crossing points.

Basement parking
Parking below ground level.

Biodiversity
This refers to the variety of plants and animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity. Biodiversity has value in its own right and has social and economic value for human society.

Block
An area of land normally defined by public streets and spaces and containing one or several buildings (also Development Block).

Boulevard
A broad avenue with space at the sides and/or middle for the planting of trees, flowers or grass.

Buffer
A strip of land or planting acting as a protective shield between two otherwise adjacent pieces of land, water or uses.

Building elevations
The outside walls of a building, usually meaning the front of the building facing the street.

Building line
A generally uniform, continuous line defining the limit beyond which buildings should not protrude into the streets.

Built form
The arrangement of buildings in a neighbourhood.

Build-out
A widening of a pavement into the carriageway in order to make crossing the road easier for pedestrians, manage vehicle speeds or define parking space or areas for landscaping or other street furniture.

Calico
Plain white cotton cloth.

Campus (style)
Similar in layout to the buildings of a college or university.

Carriageway
The part of a street generally used by vehicles, as opposed to the footway, generally used by pedestrians. In mews streets and home zones this distinction is deliberately less clear.

Cladding
The outside covering of a building, not part of its structure.

Classical
A style based on ancient Greek and Roman architecture.

Cohesive
Appearing well integrated or unified.

Combined Heat and Power (CHP)
An efficient combined production of electricity and usable heat utilising waste heat locally and providing heat and hot water for the local area.

Combined sewer
A pipe carrying foul sewerage and surface water run-off.

Comparison shops
Shops selling items such as clothing, household and recreational goods.

Component
A part of something larger.

Connectivity
How well an area is linked to its surroundings. This is as much about visual and pedestrian connectivity and can include restrictions for certain modes.

Context
The surroundings of something, how something relates to its environment and how that environment affects it.

Convenience shops
Shops selling everyday items such as food, drink, newspapers and confectionary.

Cul-de-sac
A short dead-end street. A street or passage closed at one end.

Culvert
An underground channel carrying a stream, river or drain.

Dead frontage
Buildings with no or few doors or windows facing the street.

Defensible space
The part of a street between the back of the footway and the front of the adjacent building, and how the change is made from the public space of the street to the private realm of the building. Environment where the physical characteristics, building layout and site plan, function to distinguish between public space and private space.

Defunct
No longer in operation.

Delineate
To show the alignment, boundary or shape of something.

Glossary

Density
The number of dwellings, habitable rooms, people or floors pace for any given area of land.

Disparate
Things that are different enough that it is impossible or difficult to compare them.

District heating network
A local or sub-regional production and supply of heat and electricity from a CHP(s) to local customers.

Dual-aspect
A dwelling – usually referring to a flat – which has windows on two opposite sides of the building it sits within, allowing different views, quiet zones natural ventilation and increased natural light.

Enclave
A smaller area sitting within a larger area that is different or distinct from the larger area.

Era
A period in history.

Exacerbate
To make a situation more excessive, extreme or intense.

Exceedance
A level of flooding that exceeds that for which something has been designed.

Figure-ground
A map that shows the relationship between built and un-built space, with buildings usually show in black.

Filter drain/strip
A channel of stones, often to the side of a road that allows water to soak away into the ground whilst capturing pollutants. Can be used in conjunction with swales and rain gardens.

Fluvial flood plain
The flood plain of a river. Areas adjacent to a watercourse, tidal lengths of the river or sea, where water flows in times of flood or would flow but for the presence of flood defences.

Focal point
A visual focus created by a distinctive building, monument, landmark or space.

Framework
High level guidance for the development and shaping of a large area or neighbourhood.

Garden City
A new town designed with low density and large areas of greenspace and landscaping and a mix of different uses, designed to be self-sufficient.

Gateways
Locations that signify the leaving of one distinct area and moving into another.

Green chain
These are areas of linked but separate open spaces and the footpaths between them. They are accessible to the public and provide way-marked paths and other pedestrian and cycle routes.

Green corridor
This refers to relatively continuous areas of open space leading through the built environment, which may be linked and may not be publicly accessible. They may allow animals and plants to be found further into the built-up area than would otherwise be the case and provide an extension to the habitats of the sites they join.

Green roof
A roof covered in vegetation for the purposes of catching water run-off, increasing biodiversity, cleaning run-off, improving insulation and reducing the heat-island effect, as well as being visually pleasing.

Green-field run-off
The rate of run-off that would occur from a site in its natural, undeveloped state.

Grid-iron streets
A series of streets that connect with each other creating a grid-like pattern.

Habitable room(s)
The living accommodation in a dwelling, including living room, dining room, bedroom, kitchen with dining space.

Habitats
The natural home or environment of an animal, plant, or other organism.

Hard-standing
An area of solid ground normally used for the parking of vehicles.

High-rise
High density development made up of buildings that are of multiple storeys and generally have a small footprint in relation to the high number of storeys they contain

Historic environment
All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged and landscape and planted or managed flora. Those elements of historic environment that hold significance are called heritage.

Home zone
A small, highly traffic-calmed, residential area, often with road and pavement integrated into a single surface, where pedestrians and cyclists have priority over cars.

Horticultural
Relating to the growing of plants, trees, fruit, vegetables etc.

Huegenot
A French Protestant denomination in the 16th-17th Century.

Iconic
Used to describe buildings that stand out amongst others because of their distinctive design or appearance and that may also set a new trend.

Idyllic
Used to describe a place or experience that is ideal - being very pleasant, beautiful or peaceful.

Incidental
Something that is a minor part of something else larger.

Inclusive design
Creates an environment where everyone can access and benefit from a full range of opportunities available. It aims to remove barriers that create undue effort, separation or special treatment and enables everyone to participate equally in mainstream activities independently with choice and dignity.

Incoherent
Something that is unclear and difficult to understand.

Incremental
Something that grows or increases in a step by step manner, rather than all at once.

Infrastructure
The basic systems and services such as streets, buildings, transport and energy supplies an area needs to function.

In-situ
In it's original, or as-found location or position

Insular
Inward-looking

Integrated
Combining or joining together of two or more different things, such as land uses, transport modes, types of play space.

Glossary

Interface
The point at which two different things meet, such as a public street and a private building.

Intergenerational centre
A centre for residents of all ages, offering activities and services focussed on bridging gaps between generations on many issues e.g. health, learning, culture, community building, fear of crime and dispute resolution.

Inter-war
The period 1918-1939 between the First and Second World Wars.

Landmark
Easily identifiable, prominent objects in the environment which serve as reference points and aid in navigation and orientation through an area e.g. a building or statue.

Landscape
The collection of visible feature in a place such as the trees, land form, buildings and spaces, generally referring to natural features.

Legibility
The ease with which someone can understand and navigate through the layout of the streets and spaces of a neighbourhood.

Linear
Arranged, constructed, or laid out in a line.

Linoleum
A man-made water-resistant floor covering often used in kitchens and bathrooms (also known as Lino).

Listed (building)
A building that is protected by law for its architectural or historic value.

Local Nature Reserve (LNR)
An area protected by law that has features special interest for animal and plant life.

Local Open Spaces
A collective term for the following open space categories as listed in Table 7.2 in the London Plan 2015:
• Local Parks and Open Spaces
• Small Open Spaces
• Pocket Park
• Linear Open Spaces

London Plan
The London Plan is the spatial development strategy for London. Produced by the Mayor of London, it provides the overall spatial vision for the entire region, identifying the broad locations for growth, often by identification of sub-regions, and major infrastructure requirements, together with the housing numbers to be provided for in boroughs' Local Plans. It is part of the development plan for Merton together with the borough's Local Plan documents and should be used to guide planning decisions across London. All Local Plan documents have to be in general conformity with the London Plan.

London Plan density matrix
Table 3.2 in the London Plan sets out guidance on appropriate density for development, based on how good the public transport is and whether it is in an urban or suburban location.

Low-rise
High or medium density development made up of buildings generally of 2-4 storeys that have a large footprint in relation to the number of storeys they contain.

Massing
The general size and shape of a building.

Mews
A narrow back street originally containing stables and staff accommodation for larger houses on an adjacent main street. Now a term for a small, narrow residential street of small terraced dwellings.

Mitigate
To make the effects of something less acute or severe.

Mixed-use
A building containing more than one use, normally with one use on the ground floor and a different use on the upper floors.

Nascent
Beginning to exist, or the early stages of development.

Natural surveillance
The ability to overlook a street or space from within a building due to it having several entrances and windows, particularly at ground level.

Nodes
Areas of focus - rather than points. These can be a street of shops, a major road junction or a local centre.

On-street parking
Parking spaces marked on the street, typically in line with the flow of traffic and on the edge of the street.

Open space
All the land that is predominantly undeveloped, other than by buildings or structures that are ancillary to the open space use, and bodies of water that are indicated as open space on Merton's Policies Map. The definition covers a broad range of types of open space within Merton, whether in public or private ownership and whether public access is unrestricted, limited or restricted.

Organically developed
Gradually developed over time with little or no overall planning.

Orientation
Familiarising oneself with the layout of a place in order to easily find ones way around.

Orlit
A method of concrete pre-fabrication used to construct houses following the Second World War.

Palette
A defined set of choices according to a set of criteria, e.g. a palette of materials from which buildings can be constructed.

Paradox
Something that is strange or contradictory, but proves to be true.

Parameters
A boundary or limit within which something takes place.

Parking courts
Car parks serving blocks of flats or houses or small groups of houses.

Passive
Something that takes place without concerted will or effort, such as sitting in greenspace to enjoy the experience of the space itself, rather than a more active use such as playing a physical game in the space.

Perceptible
Able to be seen or noticed.

Perimeter
The boundary or edge of something, that returns to an original starting point and defines an area.

Perimeter blocks
A group of buildings forming an urban 'block' defined by streets. The buildings are usually arranged so that all the fronts face outwards towards the street and the private backs face in to the centre of the block.

Peripheral
Something that is located at the edge or boundary of a place or area.

Glossary

Permeability
How easy it is to move through an area by any mode of transport. A network of interconnected streets with little or no restrictions on access is a permeable layout, offering a choice of routes between places. Not to be confused with connectivity.

Permeable paving
A hard paved surface that allows water to drain between individual pavers.

Perpetuate
To undertake an action that makes something continue indefinitely where it would otherwise change or come to an end.

Philosophies
Ideas and theories about how things work, particularly relating to knowledge, reality and existence, but also about how cities work and how people behave in them.

Pocket park
A small, incidental area of greenspace and planting in an otherwise urban area, providing seating and rest opportunities for people.

Podium
An area raised above ground, often containing parking below and/or a garden area above.

Prefabricated
A building whose parts are made off-site (e.g. in a factory) then assembled at their final destination.

Prevalent
Something that is widespread or common in an area or at a particular time.

Public realm
This is the space between and surrounding buildings and open spaces that are accessible to the public and include streets, pedestrianised areas, squares, river frontages etc.

Public Transport Accessibility Level (PTAL)
A measure of accessibility by public transport, based on a range of factors including distance from public transport, number of modes, number of services, their frequency and opportunity for interchange. There are six accessibility levels with one being poor and six being excellent.

Rain garden
A planted depression or shallow hole that rainwater soaks into from surrounding hard surfaces. This helps keep water clean and reduces the load on drains and rivers, helping reduce flooding. Usually, it is a small garden which is designed to withstand the extremes of moisture and concentrations of nutrients that are found in stormwater runoff.

Reveals
The distance which windows are set back from the building frontage (or elevation).

Riparian
The land around and immediately adjacent to rivers and streams.

Run-off
The flow of water from roofs of buildings and hard surfaces before it reaches the drainage system or permeable surfaces that allow it to soak into the ground.

Secondary heat source
Heat wasted from places like factories or the tube network, that is incorporated into a District Heat Network.

Separate sewer
A pipe carrying foul sewerage or surface water run-off, but not both.

Severance
A separation of links between two areas that can be both physical or perceptual. Separation is usually caused by barriers such as railways, rivers or busy roads, making movement from one area to the other difficult, inconvenient or impossible without great detour.

Single aspect
A building which has windows on one side only. Single aspect homes are difficult to naturally ventilate and more likely to overheat.

Site of Importance for Nature Conservation (SINC)
Locally important sites or nature conservation adopted by local authorities for planning process and identified in the local development plan.

Soakaway
A pipe or other means of conveying water to soak into the ground.

Spalling
Rust or cracks below the surface of a material causing the material to expand. The surface cracks and parts of it break free and fall off.

Strategic Environmental Assessment (SEA)
A process of environmental assessment of certain plans and programmes which are likely to have a significant effect on the environment. It is required by European Directive 2001/42/EC (Strategic Environmental Assessment Or SEA Directive).

Strategic Road Network
These are the main roads in the borough providing for longer journeys rather than local traffic, and which link with the wider national road network. In Merton this consists of the Bushey Road-Kingston Road-Merton High Street route (A298-A238), the Croydon Road-Commonside West-Western Road route (A236) and London Road north of Mitcham (A217).

Suburban (Suburbia)
Areas of a town or city that are away from the centre, often on its edge, have lower densities than inner, urban areas, have more spacious and informal layouts with larger gardens, more open space, more houses than flats and where different uses are more clearly separated than in urban areas.

Supplementary Planning Document (SPD)
A policy guidance document giving additional guidance to that contained in statutory documents such as the Core Strategy, on specific policy areas.

Sustainable development
A general approach to the efficient use of resources that does not prejudice future generations from meeting their own needs. There are three dimensions to sustainable development which are environmental, social and economic.

Sustainable Urban Drainage System (SUDS)
Sustainable urban drainage systems cover the whole range of sustainable approaches to surface drainage management including source control measures.

Swale
A shallow, broad and vegetated channels (e.g. ditch), designed to catch and contain water run-off and direct it back into local watercourses or to drain naturally back into the ground.

Sylvan
Referring to wooded areas, suggesting a peaceful, pleasant feeling away from the noise of modern life.

Thoroughfare
A route between places, often a main road

Townscape
The collection of buildings and spaces in a neighbourhood that creates the 'urban landscape' of an area which in turn influences how people physically and visually experience a place when they move around it.

Transition zone
An area of change from one character to another, such as from public to private, urban to suburban, residential to commercial etc.

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Tree canopy
The upper part, or 'crown' of a tree, uses to describe a large group of trees, both in terms of its visual appearance and ecological habitat.

Tributary
A stream that flows into a larger stream or river.

Typology
The collection of visible feature in a place such as the trees, land form, buildings and spaces, generally referring to natural features.

Under-croft parking
Parking provision underneath a building. Parking may be on ground level, or a semi-basement, with the building above.

Urban
Areas of a town or city that are generally closer to the centre and have higher densities, more flats than houses, more closely mixed uses, more formal layouts and less open space.

Urban fabric (urban form)
The general arrangement of the buildings, spaces and infrastructure that shapes the urban environment of towns, cities and villages.

Utilisation
The use of something.

Vegetation
A general term for any planting of flowers, shrubs, grass, trees, hedges etc.

Vernacular
A style of architecture that is domestic, functional or local to an area, rather than one that is public, monumental or derived from classical architecture.

Views and vistas
Long, clear lines of sight ending in a specific point or focus, or wide general views of whole landscapes or townscapes.

Watercourse
A term to describe all rivers, streams, ditches, drains etc. through which water flows.

Wetland
An area of regularly flooded land which is shallow enough to enable the growth of plants within the water.

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