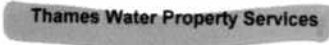


**Planning Policy**



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15 June 2010

Dear Sir/Madam

**Re: London Borough of Haringey - Local Development Framework  
Core Strategy – Submission stage  
Development Management Policies – Reg 25  
Site Allocations Document**

Thank you for the opportunity to comment on the relevant stages of the Core Strategy, Development Management Policies and Site Allocations document.

These comments are on behalf of Thames Water Utilities Limited (Thames Water). Thames Water are the statutory water and sewerage undertaker for the London Borough and are hence a “**specific consultation body**” in accordance with the Town & Country Planning (Local Development) Regulations 2004.

**Core Strategy**

**SP5 - Water Management and Flooding**

Thames Water supports Policy SP5 – Water management and flooding. We particularly welcome the bullet points on improving the water environment, water quality, drainage systems and minimising water use.

**SP16 - Community Infrastructure**

It is essential that developers demonstrate that adequate capacity exists both on and off the site to serve the development and that it would not lead to problems for existing users. In some circumstances, this may make it necessary for developers to carry out appropriate studies to assert whether the proposed development will lead to overloading of existing water and sewerage infrastructure. Where there is a capacity problem and no improvements are programmed by the statutory undertaker, then the developer needs to contact the undertaker to agree what improvements are required and how they will be funded prior to any occupation of the development.

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Policy 4A.18 of the consolidated London Plan (2008), states that Boroughs should work with Thames Water to ensure infrastructure is put in place in tandem with new development.

It is therefore essential that the Core Strategy makes a reference to the provision of adequate capacity to serve proposed development. Therefore we suggest an additional bullet point is added to the end of Policy SP16 Community Infrastructure:

***'The Council will expect developers to demonstrate that adequate capacity can be provided, both on and off the site, to serve the development.'***

Schedule of key Infrastructure Projects

We welcome and support the inclusion of the water and sewage infrastructure references within this section of the Core Strategy. The update and improvement of water and sewerage infrastructure in Haringey will help to ensure development brought forward in Haringey during the course of the plan period is sustainable and meets the needs of its local population.

Development Management Document. Reg 25 consultation stage

DM14 Flood Risk, Water Courses and Water Management

We welcome the detail on flood risk and water quality in proposed policy DM14. However we consider the policy could be strengthened as a development management tool by setting out what developers will be required to provide to address the policy.

Therefore we suggest the additional paragraph to DM14:

***'New development must be co-coordinated and phased in line with the provision of the appropriate water, sewage and drainage infrastructure. Developers must demonstrate that there is adequate capacity both on site to serve the development.'***

Site Allocations Development Plan Document

We have no comments to make at this stage of the DPD.

We trust the above is satisfactory, but please do not hesitate to contact me if you have any queries.

Yours Faithfully

Carmelle Bell  
Planning Administrator  
**Thames Water Property Services.**

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58/3/9.3  
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