

Haringey Local Plan Wood Green Area Action Plan Consultation – Site Specific comments from Thames Water, March 2017

Site ID	Site Name	Water Response	Waste Response	Internal Comments
44796	WG SA 20: WOOD GREEN CULTURAL QUARTER (NORTH)	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a wastewater network capacity constraint the developer should liaise with Thames Water and provide a detailed drainage strategy with the planning application, informing what infrastructure is required, where, when and how it will be delivered	<p>The wastewater network capacity in this area is unlikely to be able to support cumulated demand anticipated from this area. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>We expect active early involvement and detailed drainage strategies informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for developments at this area we may request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.</p> <p>Following sites</p> <ul style="list-style-type: none"> WG SA 20: WOOD GREEN CULTURAL QUARTER (NORTH) WG SA11: Iceland Site WG SA12: Bury Road Car Park, Bury Rd, Wood Green, N22 WG SA13: 16-54 WOOD GREEN HIGH RD WG SA14: Land Between Westbury & Whymark Avenue WG SA16: Coburg Road North WG SA17: Bittern Place WG SA19: Wood Green Cultural Quarter (South) WG SA21: L/A Coronation Sidings WG SA22: Western Road Depot WG SA23: Western Road Car Park WG SA7: MORRISON'S WOOD GREEN WG SA8: WOOD GREEN LIBRARY WG SA9: Wood Green Town Centre West <p>The existing network may not be able to accommodate the cumulated flow..</p> <p>We would expect that a holistic drainage strategy will be</p>

				<p>prepared for these sites.</p> <p>Developers should aim to achieve greenfield run off from their site through incorporating rainwater harvesting and sustainable drainage. The Local Authorities should encourage the retention of soft landscaping in front gardens and other means of reducing or at least not increasing the amount of hard standing associated with existing homes. No impact piling shall take place until a piling method statement is submitted and approved.</p> <p>This response is based on foul water connection to the public sewer by gravity flow and not pumped.</p> <p>Based on the information provided to date we do not envisage capacity concerns at Deephams STW.</p>
819	WG SA1: LBH CIVIC CENTRE	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	<p>Developers should aim to achieve greenfield run off from their site through incorporating rainwater harvesting and sustainable drainage. Local Authorities should encourage the retention of soft landscaping in front gardens and other means of reducing or at least not increasing the amount of hard standing associated with existing homes. No impact piling shall take place until a piling method statement is submitted and approved.</p> <p>This response is based on foul water connection to the public sewer by gravity flow and not pumped.</p> <p>Based on the information provided to date we do not envisage capacity concerns at Deephams STW.</p>

54766	WG SA10: The Mall (East)	<p>The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered</p>	<p>The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application</p>	<p>Following sites WG SA10: The Mall (East) WG SA5: Vue Cinema, Hollywood Green, 180 Wood Green High Road, Wood Green, N22 WG SA6: MECCA BINGO</p> <p>The existing network may not be able to accommodate the cumulated flow. We would expect that a holistic drainage strategy will be prepared for sites selected for progression. Developers should aim to achieve greenfield run off from their site through incorporating rainwater harvesting and sustainable drainage. Local Authorities should encourage the retention of soft landscaping in front gardens and other means of reducing or at least not increasing the amount of hard standing associated with existing homes. No impact piling shall take place until a piling method statement is submitted and approved. This response is based on foul water connection to the public sewer by gravity flow and not pumped.</p> <p>Based on the information provided to date we do not envisage capacity concerns at Deephams STW.</p>
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54767	WG SA11: Iceland Site	<p>The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered</p>	<p>The wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a wastewater network capacity constraint the developer should liaise with Thames Water and provide a detailed drainage strategy with the planning application, informing what infrastructure is required, where, when and how it will be delivered</p>	<p>The wastewater network capacity in this area is unlikely to be able to support cumulated demand anticipated from this area. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. We expect active early involvement and detailed drainage strategies informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for developments at this area we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. Following sites WG SA 20: WOOD GREEN CULTURAL QUARTER (NORTH) WG SA11: Iceland Site WG SA12: Bury Road Car Park, Bury Rd, Wood Green, N22 WG SA13: 16-54 WOOD GREEN HIGH RD WG SA14: Land Between Westbury & Whymark Avenue WG SA16: Coburg Road North WG SA17: Bittern Place WG SA19: Wood Green Cultural Quarter (South) WG SA21: L/A Coronation Sidings WG SA22: Western Road Depot WG SA23: Western Road Car Park WG SA7: MORRISON'S WOOD GREEN WG SA8: WOOD GREEN LIBRARY WG SA9: Wood Green Town Centre West Build cumulated flow which can't be supported by wastewater network. We would expect that a holistic drainage strategy will be prepared for these sites. Developers should aim to achieve greenfield run off from their site through incorporating rainwater harvesting and sustainable drainage. Local Authorities should encourage the retention of soft landscaping in front gardens and other means of reducing or at least not increasing the amount of hard standing associated with existing homes. No impact piling shall take place until a piling method statement is submitted and approved. This response is based on foul water connection to the public sewer by gravity flow and not pumped.</p> <p>Based on the information provided to date we do not envisage capacity concerns at Deephams STW.</p>
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44790	WG SA12: Bury Road Car Park, Bury Rd, Wood Green, N22	<p>The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered</p>	<p>The wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a wastewater network capacity constraint the developer should liaise with Thames Water and provide a detailed drainage strategy with the planning application, informing what infrastructure is required, where, when and how it will be delivered</p>	<p>The wastewater network capacity in this area is unlikely to be able to support cumulated demand anticipated from this area (assessed flow rate is in a range of one third of trunk sewer capacity). Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. We expect active early involvement and detailed drainage strategies informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for developments at this area we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.</p> <p>Following sites WG SA 20: WOOD GREEN CULTURAL QUARTER (NORTH) WG SA11: Iceland Site WG SA12: Bury Road Car Park, Bury Rd, Wood Green, N22 WG SA13: 16-54 WOOD GREEN HIGH RD WG SA14: Land Between Westbury & Whymark Avenue WG SA16: Coburg Road North WG SA17: Bittern Place WG SA19: Wood Green Cultural Quarter (South) WG SA21: L/A Coronation Sidings WG SA22: Western Road Depot WG SA23: Western Road Car Park WG SA7: MORRISON'S WOOD GREEN WG SA8: WOOD GREEN LIBRARY WG SA9: Wood Green Town Centre West</p> <p>Build cumulated flow which can't be supported by wastewater network.</p> <p>We would expect that a holistic drainage strategy will be prepared for these sites.</p> <p>Developers should aim to achieve greenfield run off from their site through incorporating rainwater harvesting and sustainable drainage. Local Authorities should encourage</p>
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44791	WG SA13: 16-54 WOOD GREEN HIGH RD	<p>The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered</p>	<p>The wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a wastewater network capacity constraint the developer should liaise with Thames Water and provide a detailed drainage strategy with the planning application, informing what infrastructure is required, where, when and how it will be delivered</p>	<p>The wastewater network capacity in this area is unlikely to be able to support cumulated demand anticipated from this area. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>We expect active early involvement and detailed drainage strategies informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for developments at this area we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.</p> <p>Following sites</p> <p>WG SA 20: WOOD GREEN CULTURAL QUARTER (NORTH)</p> <p>WG SA11: Iceland Site</p> <p>WG SA12: Bury Road Car Park, Bury Rd, Wood Green, N22</p> <p>WG SA13: 16-54 WOOD GREEN HIGH RD</p> <p>WG SA14: Land Between Westbury & Whymark Avenue</p> <p>WG SA16: Coburg Road North</p> <p>WG SA17: Bittern Place</p> <p>WG SA19: Wood Green Cultural Quarter (South)</p> <p>WG SA21: L/A Coronation Sidings</p> <p>WG SA22: Western Road Depot</p> <p>WG SA23: Western Road Car Park</p> <p>WG SA7: MORRISON'S WOOD GREEN</p>

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44792	WG SA14: Land Between Westbury & Whymark Avenue	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a wastewater network capacity constraint the developer should liaise with Thames Water and provide a detailed drainage strategy with the planning application, informing what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area is unlikely to be able to support cumulated demand anticipated from this area (assessed flow rate is in a range of one third of trunk sewer capacity). Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. We expect active early involvement and detailed drainage strategies informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for developments at this area we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. Following sites WG SA 20: WOOD GREEN CULTURAL QUARTER (NORTH) WG SA11: Iceland Site WG SA12: Bury Road Car Park, Bury Rd, Wood Green,

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44793	WG SA15:TURNPIKE LANE TRIANGLE	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	<p>Developers should aim to achieve greenfield run off from their site through incorporating rainwater harvesting and sustainable drainage. Local Authorities should encourage the retention of soft landscaping in front gardens and other means of reducing or at least not increasing the amount of hard standing associated with existing homes. No impact piling shall take place until a piling method statement is submitted and approved. This response is based on foul water connection to the</p>

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54769	WG SA16: Coburg Road North	<p>The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered</p>	<p>The wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a wastewater network capacity constraint the developer should liaise with Thames Water and provide a detailed drainage strategy with the planning application, informing what infrastructure is required, where, when and how it will be delivered</p>	<p>The wastewater network capacity in this area is unlikely to be able to support cumulated demand anticipated from this area (assessed flow rate is in a range of one third of trunk sewer capacity). Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. We expect active early involvement and detailed drainage strategies informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for developments at this area we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.</p> <p>Following sites</p> <p>WG SA 20: WOOD GREEN CULTURAL QUARTER (NORTH)</p> <p>WG SA11: Iceland Site</p> <p>WG SA12: Bury Road Car Park, Bury Rd, Wood Green, N22</p> <p>WG SA13: 16-54 WOOD GREEN HIGH RD</p> <p>WG SA14: Land Between Westbury & Whymark Avenue</p> <p>WG SA16: Coburg Road North</p> <p>WG SA17: Bittern Place</p> <p>WG SA19: Wood Green Cultural Quarter (South)</p> <p>WG SA21: L/A Coronation Sidings</p> <p>WG SA22: Western Road Depot</p> <p>WG SA23: Western Road Car Park</p> <p>WG SA7: MORRISON'S WOOD GREEN</p> <p>WG SA8: WOOD GREEN LIBRARY</p> <p>WG SA9: Wood Green Town Centre West</p>

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54771	WG SA17: Bittern Place	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a wastewater network capacity constraint the developer should liaise with Thames Water and provide a detailed drainage strategy with the planning application, informing what infrastructure is required, where, when and how it will be delivered	<p>The wastewater network capacity in this area is unlikely to be able to support cumulated demand anticipated from this area). Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>We expect active early involvement and detailed drainage strategies informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for developments at this area we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.</p> <p>Following sites WG SA 20: WOOD GREEN CULTURAL QUARTER (NORTH) WG SA11: Iceland Site WG SA12: Bury Road Car Park, Bury Rd, Wood Green, N22 WG SA13: 16-54 WOOD GREEN HIGH RD WG SA14: Land Between Westbury & Whymark Avenue</p>

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20679	WG SA18: Clarendon Road	<p>We have concerns regarding Water Supply Capability in relation to this site. Specifically, the water supply network in this area is unlikely to be able to support the demand anticipated from this development. It will be necessary for us to undertake investigations of the impact of the development and completion of this will take several weeks. It should be noted that in the event of an upgrade to our assets being required, up to three years lead in time will be necessary. In this case we ask that the following paragraph is included in the Development Plan.</p> <p>“Developers will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing water infrastructure.”</p>	<p>The wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a wastewater network capacity constraint the developer should liaise with Thames Water and provide a detailed drainage strategy with the planning application, informing what infrastructure is required, where, when and how it will be delivered</p>	<p>Based on the information provided to date we do not envisage capacity concerns at Beckton STW.</p> <p>Wastewater Network - There is a culverted Surface water sewer crossing the site and we expect all surface water to be discharged here, there are also surface water sewers crossing site and these may need to be diverted.</p>
48773	WG SA19: Wood Green Cultural Quarter (South)	<p>The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered</p>	<p>The wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a wastewater network capacity constraint the developer should liaise with Thames Water and provide a detailed drainage strategy with the planning application, informing what infrastructure is required, where, when and how it will be delivered</p>	<p>The wastewater network capacity in this area is unlikely to be able to support cumulated demand anticipated from this area (assessed flow rate is in a range of one third of trunk sewer capacity). Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. We expect active early involvement and detailed drainage strategies informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for developments at this area we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.</p> <p>Following sites</p>

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44787	WG SA2: GREEN RIDINGS HOUSE	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	<p>Developers should aim to achieve greenfield run off from their site through incorporating rainwater harvesting and sustainable drainage. Local Authorities should encourage the retention of soft landscaping in front gardens and other means of reducing or at least not increasing the amount of hard standing associated with existing homes. No impact piling shall take place until a piling method statement is submitted and approved.</p> <p>This response is based on foul water connection to the public sewer by gravity flow and not pumped.</p> <p>Deephams STW: we do not envisage any concerns regarding the capacity of our asset, Deephams STW.</p>
39458	WG SA21: L/A Coronation Sidings	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	<p>The wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>Where there is a wastewater network capacity constraint the developer should liaise with Thames Water and provide a detailed drainage strategy with the planning application, informing what infrastructure is required, where, when and how it will be delivered</p>	<p>The wastewater network capacity in this area is unlikely to be able to support cumulated demand anticipated from this area (assessed flow rate is in a range of one third of trunk sewer capacity). Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>We expect active early involvement and detailed drainage strategies informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for developments at this area we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.</p> <p>Following sites</p> <p>WG SA 20: WOOD GREEN CULTURAL QUARTER (NORTH)</p> <p>WG SA11: Iceland Site</p> <p>WG SA12: Bury Road Car Park, Bury Rd, Wood Green, N22</p> <p>WG SA13: 16-54 WOOD GREEN HIGH RD</p> <p>WG SA14: Land Between Westbury & Whymark Avenue</p> <p>WG SA16: Coburg Road North</p> <p>WG SA17: Bittern Place</p> <p>WG SA19: Wood Green Cultural Quarter (South)</p>

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38187	WG SA22: Western Road Depot	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	The wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a wastewater network capacity constraint the developer should liaise with Thames Water and provide a detailed drainage strategy with the planning application, informing what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area is unlikely to be able to support cumulated demand anticipated from this area (assessed flow rate is in a range of one third of trunk sewer capacity). Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. We expect active early involvement and detailed drainage strategies informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for developments at this area we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. Following sites

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54772	WG SA23: Western Road Car Park	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	<p>The wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a wastewater network capacity constraint the developer should liaise with Thames Water and provide a detailed drainage strategy with the planning application, informing what infrastructure is required, where, when and how it will be delivered</p>	<p>The wastewater network capacity in this area is unlikely to be able to support cumulated demand anticipated from this area (assessed flow rate is in a range of one third of trunk sewer capacity). Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. We expect active early involvement and detailed drainage strategies informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for developments at this area we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.</p> <p>Following sites WG SA 20: WOOD GREEN CULTURAL QUARTER (NORTH) WG SA11: Iceland Site WG SA12: Bury Road Car Park, Bury Rd, Wood Green, N22 WG SA13: 16-54 WOOD GREEN HIGH RD WG SA14: Land Between Westbury & Whymark Avenue WG SA16: Coburg Road North WG SA17: Bittern Place WG SA19: Wood Green Cultural Quarter (South) WG SA21: L/A Coronation Sidings WG SA22: Western Road Depot WG SA23: Western Road Car Park WG SA7: MORRISON'S WOOD GREEN WG SA8: WOOD GREEN LIBRARY WG SA9: Wood Green Town Centre West</p> <p>Build cumulated flow which can't be supported by wastewater network. We would expect that a holistic drainage strategy will be prepared for these sites.</p> <p>Developers should aim to achieve greenfield run off from their site through incorporating rainwater harvesting and sustainable drainage. Local Authorities should encourage</p>
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39455	WG SA24: CLARENDON RD SOUTH	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	<p>Wastewater Treatment - Thames Water have no concerns with this proposed development from a wastewater treatment perspective.</p> <p>Wastewater Network - Developer to follow the Mayor of London Drainage Hierarchy. Public sewers crossing site and may need diversion.</p>
39476	WG SA25: Hornsey Filter Beds	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	<p>Wastewater Treatment - Thames Water have no concerns with this proposed development from a wastewater treatment perspective.</p> <p>As the site is closer to a natural water course we expect all surface water to be discharged there. There are public sewers crossing the site and these may need to be diverted.</p>

39461	WG SA3: WOOD GREEN BUS GARAGE	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	<p>Developers should aim to achieve greenfield run off from their site through incorporating rainwater harvesting and sustainable drainage. Local Authorities should encourage the retention of soft landscaping in front gardens and other means of reducing or at least not increasing the amount of hard standing associated with existing homes. No impact piling shall take place until a piling method statement is submitted and approved.</p> <p>This response is based on foul water connection to the public sewer by gravity flow and not pumped.</p> <p>Deephams STW: we do not envisage any concerns regarding the capacity of our asset, Deephams STW.</p>
49752	WG SA4: STATION ROAD OFFICES	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	<p>Developers should aim to achieve greenfield run off from their site through incorporating rainwater harvesting and sustainable drainage. Local Authorities should encourage the retention of soft landscaping in front gardens and other means of reducing or at least not increasing the amount of hard standing associated with existing homes. No impact piling shall take place until a piling method statement is submitted and approved.</p> <p>This response is based on foul water connection to the public sewer by gravity flow and not pumped.</p> <p>Deephams STW: we do not envisage any concerns regarding the capacity of our asset, Deephams STW.</p>

54764	WG SA5: Vue Cinema, Hollywood Green, 180 Wood Green High Road, Wood Green, N22	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	<p>Following sites WG SA10: The Mall (East) WG SA5: Vue Cinema, Hollywood Green, 180 Wood Green High Road, Wood Green, N22 WG SA6: MECCA BINGO Build cumulated flow which can't be supported by wastewater network. We would expect that holistic drainage strategy will be prepared for sites selected for progression. Developers should aim to achieve greenfield run off from their site through incorporating rainwater harvesting and sustainable drainage. Local Authorities should encourage the retention of soft landscaping in front gardens and other means of reducing or at least not increasing the amount of hard standing associated with existing homes. No impact piling shall take place until a piling method statement is submitted and approved. This response is based on foul water connection to the public sewer by gravity flow and not pumped.</p> <p>Deephams STW: we do not envisage any concerns regarding the capacity of our asset, Deephams STW.</p>
510	WG SA6: MECCA BINGO	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	<p>Following sites WG SA10: The Mall (East) WG SA5: Vue Cinema, Hollywood Green, 180 Wood Green High Road, Wood Green, N22 WG SA6: MECCA BINGO Build cumulated flow which can't be supported by wastewater network. We would expect that holistic drainage strategy will be prepared for sites selected for progression. Developers should aim to achieve greenfield run off from their site through incorporating rainwater harvesting and sustainable drainage. Local Authorities should encourage the retention of soft landscaping in front gardens and other means of reducing or at least not increasing the amount of hard standing associated with existing homes. No impact piling shall take place until a piling method statement is submitted and approved. This response is based on foul water connection to the public sewer by gravity flow and not pumped.</p> <p>Deephams STW: we do not envisage any concerns regarding the capacity of our asset, Deephams STW.</p>

44788	WG SA7: MORRISON'S WOOD GREEN	<p>The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered</p>	<p>The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application</p>	<p>The wastewater network capacity in this area is unlikely to be able to support cumulated demand anticipated from this area (assessed flow rate is in a range of one third of trunk sewer capacity). Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. We expect active early involvement and detailed drainage strategies informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for developments at this area we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.</p> <p>Following sites WG SA 20: WOOD GREEN CULTURAL QUARTER (NORTH) WG SA11: Iceland Site WG SA12: Bury Road Car Park, Bury Rd, Wood Green, N22 WG SA13: 16-54 WOOD GREEN HIGH RD WG SA14: Land Between Westbury & Whymark Avenue WG SA16: Coburg Road North WG SA17: Bittern Place WG SA19: Wood Green Cultural Quarter (South) WG SA21: L/A Coronation Sidings WG SA22: Western Road Depot WG SA23: Western Road Car Park WG SA7: MORRISON'S WOOD GREEN WG SA8: WOOD GREEN LIBRARY WG SA9: Wood Green Town Centre West</p> <p>Build cumulated flow which can't be supported by wastewater network.</p> <p>We would expect that a holistic drainage strategy will be prepared for these sites.</p> <p>Developers should aim to achieve greenfield run off from their site through incorporating rainwater harvesting and sustainable drainage. Local Authorities should encourage</p>
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39463	WG SA8: WOOD GREEN LIBRARY	<p>The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered</p>	<p>The wastewater network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application</p>	<p>The wastewater network capacity in this area is unlikely to be able to support cumulated demand anticipated from this area (assessed flow rate is in a range of one third of trunk sewer capacity). Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. We expect active early involvement and detailed drainage strategies informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for developments at this area we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.</p> <p>Following sites</p> <p>WG SA 20: WOOD GREEN CULTURAL QUARTER (NORTH)</p> <p>WG SA11: Iceland Site</p> <p>WG SA12: Bury Road Car Park, Bury Rd, Wood Green, N22</p> <p>WG SA13: 16-54 WOOD GREEN HIGH RD</p> <p>WG SA14: Land Between Westbury & Whymark Avenue</p> <p>WG SA16: Coburg Road North</p> <p>WG SA17: Bittern Place</p> <p>WG SA19: Wood Green Cultural Quarter (South)</p> <p>WG SA21: L/A Coronation Sidings</p> <p>WG SA22: Western Road Depot</p>

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54765	WG SA9: Wood Green Town Centre West	<p>The water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic water supply infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what water infrastructure is required, where, when and how it will be delivered.</p>	<p>The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application</p>	<p>The wastewater network capacity in this area is unlikely to be able to support cumulated demand anticipated from this area (assessed flow rate is in a range of one third of trunk sewer capacity). Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. We expect active early involvement and detailed drainage strategies informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for developments at this area we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. Following sites WG SA 20: WOOD GREEN CULTURAL QUARTER</p>

			<p>(NORTH) WG SA11: Iceland Site WG SA12: Bury Road Car Park, Bury Rd, Wood Green, N22 WG SA13: 16-54 WOOD GREEN HIGH RD WG SA14: Land Between Westbury & Whymark Avenue WG SA16: Coburg Road North WG SA17: Bittern Place WG SA19: Wood Green Cultural Quarter (South) WG SA21: L/A Coronation Sidings WG SA22: Western Road Depot WG SA23: Western Road Car Park WG SA7: MORRISON'S WOOD GREEN WG SA8: WOOD GREEN LIBRARY WG SA9: Wood Green Town Centre West</p> <p>Build cumulated flow which can't be supported by wastewater network. We would expect that holistic drainage strategy will be prepared for these sites.</p> <p>Developers should aim to achieve greenfield run off from their site through incorporating rainwater harvesting and sustainable drainage. Local Authorities should encourage the retention of soft landscaping in front gardens and other means of reducing or at least not increasing the amount of hard standing associated with existing homes. No impact piling shall take place until a piling method statement is submitted and approved. This response is based on foul water connection to the public sewer by gravity flow and not pumped.</p> <p>Deephams STW: we do not envisage any concerns regarding the capacity of our asset, Deephams STW.</p>
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