



Mr Richard Flynn
John Farquharson Partnership
6 Hare Hall Lane
Gidea Park
Romford
Essex
RM2 6BD



08 February 2021

Pre-planning enquiry: Confirmation of sufficient capacity

Dear Mr Flynn,

Thank you for providing information on your development:

44-46 High Road, Wood Green, London, N22 6BX.

Existing: Commercial space (2120sqm).

Proposed: Commercial space (1347sqm) and 128 flats. Foul water discharging by gravity to the foul water sewer manholes 4818, 4817 and a new chamber at the boundary with 48-54. Surface water discharging by gravity attenuated to 2l/s to a new surface water manhole down stream of manhole 3808.

We have completed the assessment of the foul water flows and surface water run-off based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

Foul Water

If your proposals progress in line with the details you've provided, we're pleased to confirm that there will be sufficient sewerage capacity in the adjacent foul water sewer network to serve your development.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

You'll need to keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient capacity.

Surface Water

Please note that discharging surface water to the public sewer network should only be considered after all other methods of disposal have been investigated and proven to not be viable. In accordance with the Building Act 2000 Clause H3.3, positive connection to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. The disposal hierarchy being: 1st Soakaways; 2nd Watercourses; 3rd Sewers.

Only when it can be proven that soakage into the ground or a connection into an adjacent watercourse is not possible would we consider a restricted discharge into the public surface water sewer network.

If the peak surface water run-off discharge is then restricted to Greenfield run-off rates/a maximum of 2l/s as your drainage strategy indicates, then we would have no objections to the proposals.

Thames Water Planning team would ask to see why it is not practicable on the site to restrict to Greenfield run-off rates if they are consulted as part of any planning application.

In considering your surface water needs, we support the use of sustainable drainage on development sites. You'll need to show the local authority and/or lead local flood authority how you've taken into account the surface water hierarchy that we've included.

Source Protection Zone

The development site boundary falls within a Source Protection Zone for groundwater abstraction. These zones may be at particular risk from polluting activities on or below the land surface. To prevent pollution, the Environment Agency and Thames Water (or other local water undertaker) will use a tiered, risk-based approach to regulate activities that may impact groundwater resources. The applicant is encouraged to read the Environment Agency's approach to groundwater protection (available at <https://www.gov.uk/government/publications/groundwater-protection-position-statements>) and may wish to discuss the implications for their development with a suitably qualified environmental consultant.

Please see the attached 'Planning your wastewater' leaflet for additional information.

What happens next?

Please make sure you submit your connection application, giving us at least 21 days' notice of the date you wish to make your new connection/s.

If you've any further questions, please contact me on 0203 577 9811.

Yours sincerely

Siva Rajaratnam - Adoptions Engineer

Thames Water