

**Sent:** 30 January 2024 16:48

**Subject:** DS6080780 - 44-46 High Road, Wood Green, London, N22 6BX - FAO James Phillips

Hi James,

You can take this email as confirmation that we have approved this back in 03/01/2023.

Kind regards,

James Phillips

Developer Services – Design Estimator

Helpdesk 0800 009 3921

Clearwater Court, Vastern Road, Reading, RG1 8DB

Find us online at [developers.thameswater.co.uk](https://developers.thameswater.co.uk)

Original Text

**From:** James Turton

**Sent:** 26.01.24 15:22:48

**Subject:** RE: DS6080780 - 44-46 High Road, Wood Green, London, N22 6BX - FAO James Phillips

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Thanks James, that's great news.

Will the delivery team issue formal confirmation of this; or can we take your email as confirmation for submission to the Haringey Planning Officer?

Kind regards,

James Turton (BEng Hons)

Director



T: 01442 827404

**Sent:** Friday, January 26, 2024 12:52 PM

**Subject:** DS6080780 - 44-46 High Road, Wood Green, London, N22 6BX - FAO James Phillips

Hi,

This job is with the delivery team and we have carried out the network impact study based on the info provided depending on demand and other uses. This has been calculated by our network engineers and I can confirm no further modelling or reinforcement is required.

Kind regards,

James Phillips

Developer Services – Design Estimator

Helpdesk 0800 009 3921

Clearwater Court, Vastern Road, Reading, RG1 8DB

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Original Text

**From:** Zlatka Kakalova

**Sent:** 25.01.24 10:53:51

**Subject:** RE: FW: 44-46 High Road, Wood Green, London, N22 6BX - FAO James Phillips

This e-mail originated from outside of Thames Water. Do not click links, open attachments or reply, unless you recognise the sender's e-mail address and know the content is safe. If in doubt, contact the Digital Service Desk. Report Phishing via the Report Message option.

Good morning Melanie and James,  
Hope you are keeping well.  
Is there any progress on the below, please?  
Thanks.

Kind Regards,

**Zlatka Kakalova | Project Coordinator**

For and on behalf of Blueleaf Consultants Ltd

98 Westbury Lane,

Buckhurst Hill, IG9 5PW



*Blueleaf  
Consultants Ltd*

**From:** James Turton

**Sent:** Monday, January 8, 2024 9:30 PM

**Subject:** RE: FW: 44-46 High Road, Wood Green, London, N22 6BX - FAO James Phillips

Hi Melanie,

Any updates on the below please? We really need to understand how we can close this out ASAP.

Many thanks.

Kind regards,  
James Turton (BEng Hons)  
Director



**From:** James Turton  
**Sent:** Thursday, December 21, 2023 9:10 AM

**Subject:** RE: FW: 44-46 High Road, Wood Green, London, N22 6BX - FAO James Phillips  
Hi Melanie,  
I believe the DS reference number is DS6080780. Let me know if you need any more info.  
Kind regards,  
James Turton (BEng Hons)  
Director



**Sent:** Thursday, December 21, 2023 8:38 AM  
**Subject:** RE: FW: 44-46 High Road, Wood Green, London, N22 6BX - FAO James Phillips  
Dear James.  
In order to proceed, please can you provide us with the DS reference you were issued in relation to the application and we will get this directed to the relevant department.  
Kind regards  
Melanie  
Developer Services – Design Estimator  
Helpdesk 0800 009 3921

Original Text

**From:** James Turton

**Sent:** 18.12.23 12:37:14

**Subject:** FW: 44-46 High Road, Wood Green, London, N22 6BX - FAO James Phillips

This e-mail originated from outside of Thames Water. Do not click links, open attachments or reply, unless you recognise the sender's e-mail address and know the content is safe. If in doubt, contact the Digital Service Desk. Report Phishing via the Report Message option.

**FAO James Phillips**

Morning James,  
Many thanks for your time on the phone earlier. Sounded positive that we might be able to reach a quick solution. As discussed, please see my original email below summarising the issue (I am now

authorised on your system to liaise with yourselves so that bit can be ignored!), the planning condition wording, and what we are hoping to achieve from this in order to prevent the need to go through the propose of a pre-planning application at this late stage.

If you could forward this to the relevant people at the earliest opportunity that would be greatly appreciated. If you require any further information in order to close this out, you or your colleagues can contact me on 07971 489164 or 01442 827404 up until Friday afternoon this week.

Kind regards,

James Turton (BEng Hons)

Director



**From:** James Turton

**Sent:** Tuesday, November 28, 2023 11:12 AM

**Subject:** 44-46 High Road, Wood Green, London, N22 6BX

Dear Sirs,

Further to my recent discussion with one of your colleagues, the above site is a development of 121 apartments and 6 No town houses, with some commercial units as well. The project was originally fronted by a company called Canbury Construction who are now in administration (<https://find-and-update.company-information.service.gov.uk/company/10313866>).

It would have been Canbury Construction (most likely Mr Steve Jones) who submitted the clean water application to Thames Water initially for the new site connections.

A company called RDE Construction Ltd have since taken over the project from Canbury Construction and are closing out the scheme. We are their representative (Consultants). The works are approaching completion on site, and the new water connections have been made.

In the first instance I would request that I become a nominated person on your system to be able to discuss the project, as your colleague earlier could not provide me any information due to data protection. My contact details are as follows: -

James Turton

BSEC Design Ltd, Honour Building, 72-80 Akeman Street, Tring, Herts, HP23 6AF

Please can you confirm when this has been authorised?

Moving forwards we have a planning issue with Haringey Council that needs to be addressed at the earliest opportunity. Please see below planning condition 17.

|                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 17                             | No properties shall be occupied until written confirmation has been provided to the Local Planning Authority to demonstrate that either: <ul style="list-style-type: none"><li>• All water network upgrades required to accommodate the additional flows from the development have been completed; or</li><li>• A housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied.</li></ul> Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with that plan. |
| Water Network/<br>Phasing Plan |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

We understand that for a development of this size, typically a Thames Water 'Pre-Planning' application form would be submitted and the result of this feedback would then discharge this condition. This does not appear to have happened, however Canbury Construction submitted the application for the actual new supplies, which were subsequently paid and installed (the project is now approaching completion). I understand that as part of a new connection application, the network upgrade review would be carried out as a matter of course. So in order to close this planning condition 17, we require Thames Water to confirm, in writing, that the clean water network review was carried out and confirmed ok (or suitable measures put in place). Alternatively we can

submit a new 'Pre-Planning' application form, but that would seem counterintuitive as one has already been completed and the connection is now live and we suspect this would unnecessarily elongate the time required to close this item out.

Hope the above makes sense. Happy to run through in more detail if required once I have been added as a nominated person on your system.

Kind regards,

James Turton (BEng Hons)

Director

