

From: [REDACTED]
To: [London Resort](#)
Subject: Final comments in relation to published responses on Examination Procedure and Timing
Date: 21 January 2022 17:07:26

Dear Mr Smith

Final comments in relation to published responses on Examination Procedure and Timing
Your Reference: BC080001
Comments by Thames Water Utilities Limited
In relation to: Application by London Resort Company Holdings for an Order granting Development Consent for the London Resort ("the Application")

We are instructed by Thames Water Utilities Limited ("TWUL") in connection with the above. This email constitutes TWUL's comments to the published responses to the Examining Authority's Procedural Decision letter dated 21 December 2021. In particular, we note the contents of the Applicant's letter dated 10 January 2022 in which it states that a final delay in the commencement of Examination of the Application until June or July 2022 is desirable and justified.

As the Examining Authority will be aware, TWUL is the water undertaker for the area in which the Resort is proposed. TWUL has previously expressed its concerns about the difficulties in facilitating the proposed potable water demand in the timeframes suggested by the Applicant without having a detrimental impact on its existing customers, which is in an already water stressed area.

Based on the initial information provided by the Applicant, Hotel demand from the Resort could result in a substantial demand from its planned opening in 2025. Moreover, initial estimates suggest demand would continue to grow significantly by the Resort in order for it to meet peak visitor demand in 2038. To put this into context, this could potentially double the existing amount that is supplied to the area. The supply of clean water would also require significant works and funding to facilitate the necessary abstraction, build additional water mains, upgrade the Southfleet Water Treatment Works and create new storage. The proposed Resort therefore brings with it significant infrastructure challenges through both increasing demand and through its location away from the major assets in TWUL's operational areas.

TWUL therefore needs to fully understand from the Applicant the programme of delivery, supported by data of the detailed demand requirements, to allow TWUL to ascertain what is achievable in the timeframes proposed and discussions need to be had as to what mitigation could be introduced to support any gaps in the interim, as well as the specific improvements that will be necessary to the Southfleet Water Treatment Works. How the necessary improvements will be funded will also have to be considered and assessed by TWUL, as this in itself presents major and unique challenges.

Without this further information being provided in respect of the above issues during this interim period prior to Examination, TWUL may not be able to fully assist the Examining Authority in its examination of the Application. With this in mind, TWUL would echo the Applicant's response to the consultation; namely that a delay to the commencement of the Examination is desirable in order to allow the Applicant additional time to supply the necessary information to TWUL.

TWUL remains supportive of the Examination Authority in assessing the Application and if any further information, or clarifications are required at this stage, then TWUL is happy to assist.

Yours sincerely

Eversheds Sutherland (International) LLP

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