



Neighbourhood Planning  
Policy and Projects  
Westminster City Hall

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## Fitzrovia Neighbourhood Plan Submission Version Consultation

Dear Sir/Madam,

Thank you for consulting Thames Water on the above document. Thames Water are the statutory water and sewerage undertaker for the area.

### General Comments

Given the focus of the Neighbourhood Plan Thames Water do not have any specific comments to make on the policies proposed. However, Thames Water are keen to work closely with local authorities and with developers to ensure that development is aligned with necessary water and wastewater infrastructure and would encourage developers to make use of Thames Waters pre-application service to discuss proposals ahead of the submission of any application. Where there are capacity concerns in relation to the water or wastewater infrastructure, Thames Water may seek the inclusion of phasing conditions on any approval to ensure that any relevant phase of development is not occupied until the necessary upgrades have been completed.

In order to help ensure that development is delivered alongside any necessary water and wastewater infrastructure required to support it Thames Water would welcome the inclusion of text in the Neighbourhood Plan encouraging developers to engage with them ahead of the submission of planning applications for new developments if this were to be considered appropriate. Potentially such text could be included in the subtext to Policy PR2 after section 5.23 which makes reference to maximising the use of existing facilities and infrastructure. Such text could state:

*“Developers are also encouraged to engage with stakeholders including Thames Water ahead of the submission of applications to discuss the infrastructure requirements for development to help ensure that development is aligned with any necessary infrastructure upgrades required to support it.”*

Such text could also reference Policy 7 of the Submission City Plan which requires development to not overburden the capacity of local infrastructure.

I trust the above and enclosed comments are satisfactory, but please do not hesitate to contact me if you have any queries.

Yours faithfully,

**Thames Water Utilities Limited**

