

Paddy Hynes

From: Paddy Hynes
Sent: 16 January 2026 14:37
To: Muhammad Saleem
Cc: Rachel Clements; Nick Keeley
Subject: 25/P/01521 (Shortland Farm) - Thames Water Comment [LICH-DMS.FID790635]
Attachments: 25_P_01521-THAMES_WATER_-_COMMENT-2170866 (1).pdf; 25_P_01521-DRAINAGE_STRATEGY-2165396.pdf

Good afternoon Muhammad,

I'm writing in relation Thames Water's consultation comment (attached) on the application at Shortland Farm, Guildford Road, Ash, Guildford, GU12 6DF (ref. 25/P/01521). As you are aware, we (Lichfields) are acting in a planning capacity on behalf of Gleeson Land Limited.

In summary, Thames Water's comment does not align with the pre-development advice received for the scheme, which was that Thames Water would commence their processes to deliver the required infrastructure within 36 months of OPP being granted, but would have capacity to accommodate the first 70 units before this.

Thames Water have since advised that the reason for the misalignment is they didn't receive a detailed drainage strategy showing the proposed points of connection and/or the proposed discharge rates for consideration. They have asked us to provide you with the relevant drainage strategy, which is attached. For the avoidance of doubt, this was included as part of the initial application.

On the basis of the above, we ask that you please reconsult Thames Water, providing them with the attached drainage strategy for the planning application. They will then be able to consider this evidence and hopefully issue a response that is more in line with their pre-development advice. We have been advised that correspondence is best directed toward Lee McGouran (lee.mcgouran@thameswater.co.uk), who sits across both the Development Control and Asset Planning.

Grateful if you could confirm once this has been actioned.

Kind regards,

Paddy

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