

EAST HEMEL TECHNICAL MEETING NOTE TEMPLATE

The following technical meetings have been included in the Stage Three PPA Scope to support the preparation of the East Hemel Outline Planning Application.

Topic Area	Number of Meetings
Landscape and LVIA	6 meetings.
Noise and Air Quality	4 meetings.
Ecology	4 meetings.
Archaeology	3 meetings.
Heritage	2 meetings.
Climate Change	2 meetings.
Water Resources / Flood Risk	3 meetings.
Socio-Economics	1 meeting.
Public Health	1 meeting.
Public Rights of Way	1 meeting.
Schools	1 meeting.

This Technical Meeting Note Template should be completed for all technical meetings and shared with Gaby Medforth (DLA) to be uploaded to the East Hemel Local Planning Authority Sharepoint.

Topic Area of Technical Meeting (e.g. Landscape, Noise, Ecology, PRow etc.)	Utilities (Surface and Foul water)
Date of Meeting	15/07/2025
Time duration of Meeting	1 hour

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<p>Attendees</p>	<p><u>The Crown Estate (TCE):</u> [REDACTED]</p> <p><u>Thames Water:</u> [REDACTED]</p> <p><u>SEGRO:</u> [REDACTED]</p> <p><u>Expedition:</u> [REDACTED]</p>
<p>Key Objectives of Meeting</p>	<ul style="list-style-type: none"> - Discuss letter received from Thames Water on 26/06/2025. - Provide updates to Thames Water regarding the proposed surface water and foul water strategies <ul style="list-style-type: none"> o Surface water arrangements, including requisition route and capacity o Foul water arrangements, including pump stations and capacity - Provide Thames Water context to indicative phasing for Proposed Development delivery - Confirm understanding of Thames Water’s limited network capacity, including discussion on timescales for undertaking modelling, design and construction to reinforce network. - Discuss wastewater treatment capacity constraints at Maple Lodge. - Confirm adoption strategy
<p>Matters Agreed</p>	<ul style="list-style-type: none"> - Confirmed historic asset records are accurate and only 2no. existing surface water (SW) 375dia pipelines within the site redline and no foul water assets. No further survey works are required at this stage, however as detailed planning applications come forward, with associated detailed drainage design, further CCTV/Level surveys on the TW network may be required. - SK confirmed that it is likely these pumping stations will be Type 3, and that any Type 4 pumping stations require input from Major Project teams and could delay programme further as these is specialist and custom infrastructure. - Thames Water will be responsible for designing, funding and undertaking any upgrade works to their network. - Thames Water will await correspondence from the LLFA confirming the drainage strategy approach meets policy and their guidance. SK noted that LLFA have overall consenting responsibility for the drainage strategy, and that Thames Water will need to accept these discharge rates. - Thames Water agreed that the foul water infrastructure proposed will be adopted, provided the appropriate standards are adhered. SK noted that in some cases TW will be invited to attend site to assure the works are undertaken correctly in accordance with Sewers for Adoption (8th edition) guidance.

<p>Outstanding Issues</p>	<ul style="list-style-type: none"> - As explained in the letter, PS reiterated that the initial pump rates provided are too high to be accommodated within the existing foul network and therefore further detailed modelling will be required once outline planning is approved, and as/when detailed / Reserved Matters Application come forward. - PS confirmed that the modelling and reinforcing is typically only undertaken after outline planning is approved by the Local Planning Authority. Although in special circumstances, the Major Project team is open to expedite the estimated 36 months of reinforcing to mitigate delays of delivering the Proposed Development - PS confirmed a parcel-based approach will be undertaken with a growth model applied to account for future development. The analysis will be based around the catchments for the 6no. proposed FW pumping stations to inform any reinforcement works required.
<p>Key Actions</p>	<ul style="list-style-type: none"> - Share meeting minutes and deck following meeting to all attendees - EXP to share estimated discharge rates for surface water - Thames Water to arrange meeting with major projects team, to discuss requisition route and drainage connection beneath M1.
<p>Additional Points to Note</p>	<ul style="list-style-type: none"> - TW confirmed all foul discharge from the site will be through the Thames Water network, ultimately to the Maple Lodge WwTW. TW do not have any plans to provide any new WwTWs within the catchment area of this site. - PS confirmed that Maple Lodge WwTW is a site of concern for TW in terms of capacity. SK confirmed that the upgrade programme has slipped, and cited concerns raised by the Environment Agency. These strategic upgrades are critical to accommodate the regional growth proposed, and hence this was noted in the letter dated 26/06/2025. - SK noted that the works to Maple Lodge WwTW is low risk in the context of this Proposed Development, and that we should proceed on the basis that these works will be undertaken in time to meet the development phasing quantum proposed. - SK confirmed that the Redbourn Reservoir has repeated flood incidents and TW have not been able to control flooding incidents over the past 20 years. EXP confirmed they will not develop in these areas which are at risk of surface water flooding and overland flows. - EXP noted that the commercial area is likely to come forward first, and has the lowest density of foul water discharge, and therefore should be less impactful on the TW network.

