

# The Sedgefield Plan

*Shaping the future of our area*

## Notes from meeting with Northumbrian Water held 24<sup>th</sup> October 2013

**Present:** - David Bowles Chairman The Sedgefield Plan

Morton Spalding :- Housing Group The Sedgefield plan

Daniel Woodward :- Northumbrian Water

Daniel said there were four people in the planning team all allocated to different areas.

Daniel was responsible for Durham and Wear.

Layouts and maps of Sedgefield were shown that indicated the Parish boundary, the area of Sedgefield that showed the capture area for sewage disposal adjacent to the A689 and A177 roundabout. The Winterton estate sewage was served by Fishburn to the north

An additional layout was provided for the proposed H57 site, the Eden Drive DCC preferred scheme, it was noted that the layout submitted to NWL was split into two areas with a proposal for up to 300 houses per site.

Daniel said that the developer JBA consultants had been informed that maximum total that could be allowed on this site was 300 houses as any more would increase the capacity requirement beyond that the current sewage works could accommodate.

It was not in the current plans for 2015 – 2020 to increase the size of the existing sewage works in the near future.

Morton asked if any consideration had been incorporated into the NWL plans for requirement for the proposed caravan park adjacent to Hardwick Park. Daniel said NWL had a duty to handle drainage but not provide water. This meant that only fixed property had to be provided with water and a caravan park would not come under those rules. However they would provide water connection for the caravan site but pipe installation would be by the caravan site owner.

Daniel was to find out if the requirement for water and sewage for the caravan park, which could come on stream in the next couple of years had been allowed for in NWL capacity considerations.

When the caravan site was originally given planning, concern had been expressed that the water and sewage requirement could have an impact on the residents in Sedgefield and that it would cost considerable money to upgrade the current capacity to meet this additional requirement, as several areas in the village suffered low water pressure.

It could be seen that the main sewer ran through the site H57 to the sewage works, also that the combined sewer overflow was at the back of the Meadows Estate adjacent to the A689 running into the burn adjacent, this was prone to flooding and would need rectification if the site was developed.

A Developer would have to build a water storage system on site to deal with surface water on the site to ensure that the current system was not overwhelmed during heavy rain.

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Daniel was going to provide information on where the water mains serving Sedgefield came from and a layout showing the principal water mains.

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David explained that to do the Sedgefield plan several groups had been formed, Housing, infrastructure, community & environment and economy. The aim was to have a questionnaire on resident views on requirement in the village by end of November with the information to establish our plan by the end of February 2013. The DCC propose to issue their final document in March 2013.

It was noted that NWL could veto any scheme that would exceed the capacity of the water treatment Plant. The information from NWL was very useful to help formulate TSP requirement.