

SPRINGWELL SERVICE RESERVOIR

Here's What We Will Take You Through

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ADDRESSING YOUR CONCERNS

Thomas Street

As part of our ongoing commitment to supporting the local community, the MMB team recently carried out road surface improvements along Thomas Street. These works were undertaken to enhance safety and improved accessibility of the properties along Thomas Street.



Dust Suppression

Levels continue to be monitored and using our current measures when applicable, a tractor and bowser still prove to be the most effective dust suppression method.

Mud on roads

To mitigate the impact of mud on surrounding roads during import works, we currently utilise a full-time road sweeper. The frequency of sweeping is increased as required, and additional sweepers are deployed as needed to maintain road cleanliness and safety.

Mount Lane

We continue to work with Sunderland Council to monitor the road surface until the works to construct the Reservoir have concluded and the final surfacing is carried out by the council. The most recent temporary repair was carried out on Monday 22nd September.

RECENT PROGRESS - BACK FILLING AROUND THE RESERVOIR

Approximately 28,000 tonnes of material have been imported as part of the initial backfilling process, which began in August. We are just around a third of the way through the backfilling phase and will soon begin building up the embankments to the reservoir.

Wagon movements will continue as we bring in backfill material, with operations expected to run through to January 2026. We aim to make full use of the one-way system to optimise the backfilling process and minimise disruption to residents.

May 2025

Before backfill works commenced



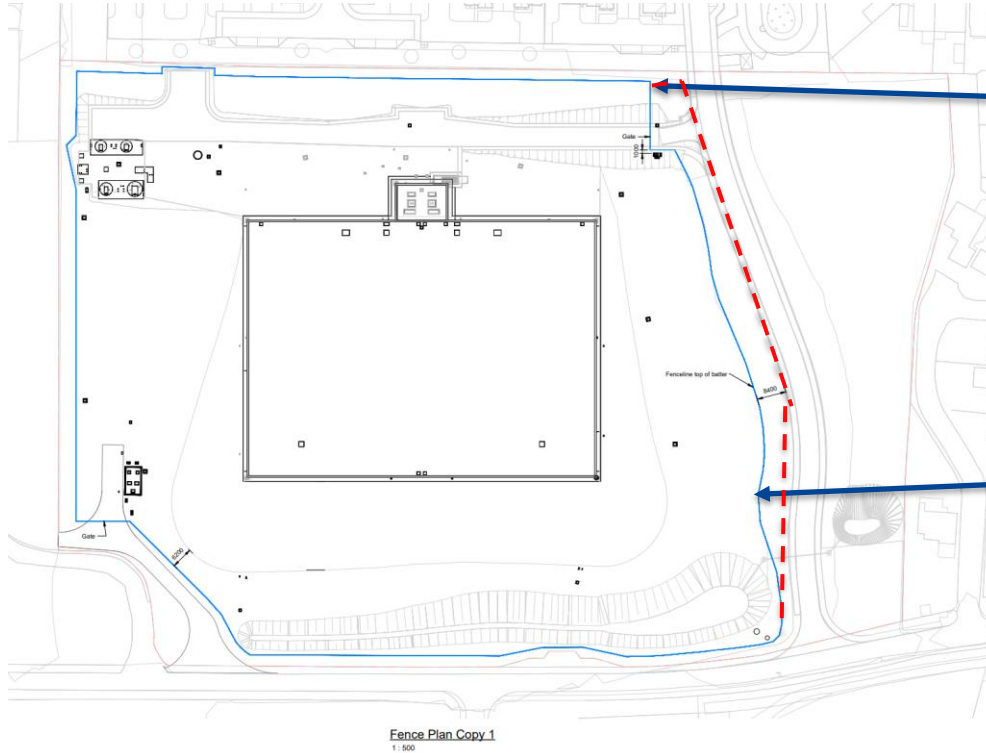
October 2025

Current backfill progress



THE RESERVOIR SECURITY FENCE

THE LOCATION OF THE FENCE



North:

- Will remain in its original position.
- The approach ensures compliance with critical security protocols while also accommodating operational access requirements.
- NWL vehicle access remains a priority to support ongoing reservoir maintenance activities.
- The solution reflects a dual commitment to safeguarding the site and enabling essential infrastructure operations.

East & West:

- Will be brought inward.
- Reflect community preferences shared during recent engagement and discussion in the fencing workshop on 2nd July.

A Few Minor Design Adjustments:

- Including the removal of the control building, the repositioning of the crane pad, and the widening of the access track.
- Modifications will be made to the configuration of the SUDS features.

THE FENCE HEIGHT

The fence height will be reduced from 2.4m to 1.8m and each panel will be approx. 2.52m wide.

The fence is programmed to be installed by February 2026.

We've listened carefully to feedback, and the fence height will be reduced, and we've brought a sample of the fence for you to look at.

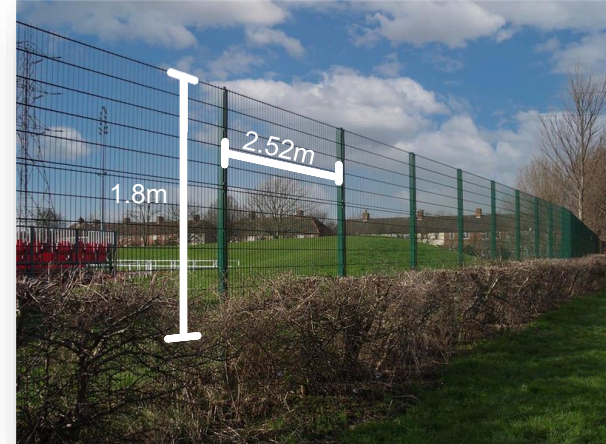
This decision reflects our commitment to both protecting the site and respecting the community's concerns about visual impact.

Thanks to enhanced onsite security measures we have implemented, this change has been made possible without compromising safety.

These improvements are the result of close collaboration with our dedicated security teams, whose efforts have strengthened our overall protection standards.

The new fence has now been ordered and remains consistent with the original materials previously shared.

A non-material amendment will be submitted to update the planning application



This is an illustration of the fence material.

Security & Community Considerations

- Decision reflects a careful balance between maintaining robust site security and addressing community concerns.
- Security measures designed to minimise visual impact while ensuring protection.
- Approach shaped by ongoing dialogue with residents

THE RESERVOIR ROOF

THE RESERVOIR ROOF

Why a Gravel Roof Was Chosen:

The original planning permission included a grass-covered roof for the service reservoir. However, following updated UKWIR (UK Water Industry Research) guidance, Northumbrian Water adopted a gravel/shingle roof instead.

To ensure long-term performance, a gravel roof was selected for its superior durability as a resilient alternative to a grass roof.

To reflect customer preferences, the gravel colour was chosen in collaboration with residents on 25 July 2024.

A gravel roof offers a low-maintenance, resilient alternative that still supports sustainability goals:

- 200mm gravel layer offers superior protection for water quality.
- Enhances drainage and thermal performance
- Reduces ongoing upkeep
- Provides a clean, modern finish with practical benefits



We are carrying out a range of ground-level ecological enhancements, including native planting and dedicated habitat features to support biodiversity. We remain committed to enhancing the surrounding environment through visual screening, landscaping, and ecological improvements.

NORTH EAST ACCESS ROAD

CREATING THE NORTH EAST ACCESS

Our access road is being constructed at the North East corner of the site, connecting to Mount Park Road.

This development will:

- Support more efficient completion of essential backfilling activities.
- Reduce the overall period of disruption.
- The new access point will be designated for entry only.

Part of a one-way system to:

- Uphold site safety.
- Improve traffic management.
- Minimise inconvenience to the local community.

Benefits of using the North East access include:

- More efficient project delivery.
- Reduced wagon idle time in the community, helping to avoid disruption.
- Advantageous use of dry weather to prevent winter delays.

With the reservoir now occupying space on site, site movement strategies must adapt to ensure safe and efficient completion of:

- Backfill.
- Reinstatement.
- Landscaping phases.
- Relying solely on Mount Lane would significantly hinder effective and safe traffic flow management.

MATERIALS BREAKDOWN

Reasons why Tarmac was selected :

- Supports heavy machinery without rutting or failure.
- Superior durability and strength.
- Easier maintenance.
- Provides safer, year-round access.
- Reduces slip hazards and operational delays, especially in wet conditions.



Reasons why grasscrete was discounted:

- It isn't durable under frequent use, which may result in substantial maintenance or repair needs over time.
- Not suitable in wet conditions for vans, etc.

OUR LANDSCAPING REINSTATEMENT PLAN

Enhancing Biodiversity Through Detailed Landscape Design

SUSTAINABLE LANDSCAPE DESIGN WITH A FOCUS ON BIODIVERSITY

The Reservoir and the Site Compound

- At the reservoir site, we plan to plant up to four times more hedgerow than was removed, enhancing both the landscape and local wildlife habitat.
- Once the welfare facilities and site offices are removed, the area currently used as the site compound will be reinstated to at least its original condition.

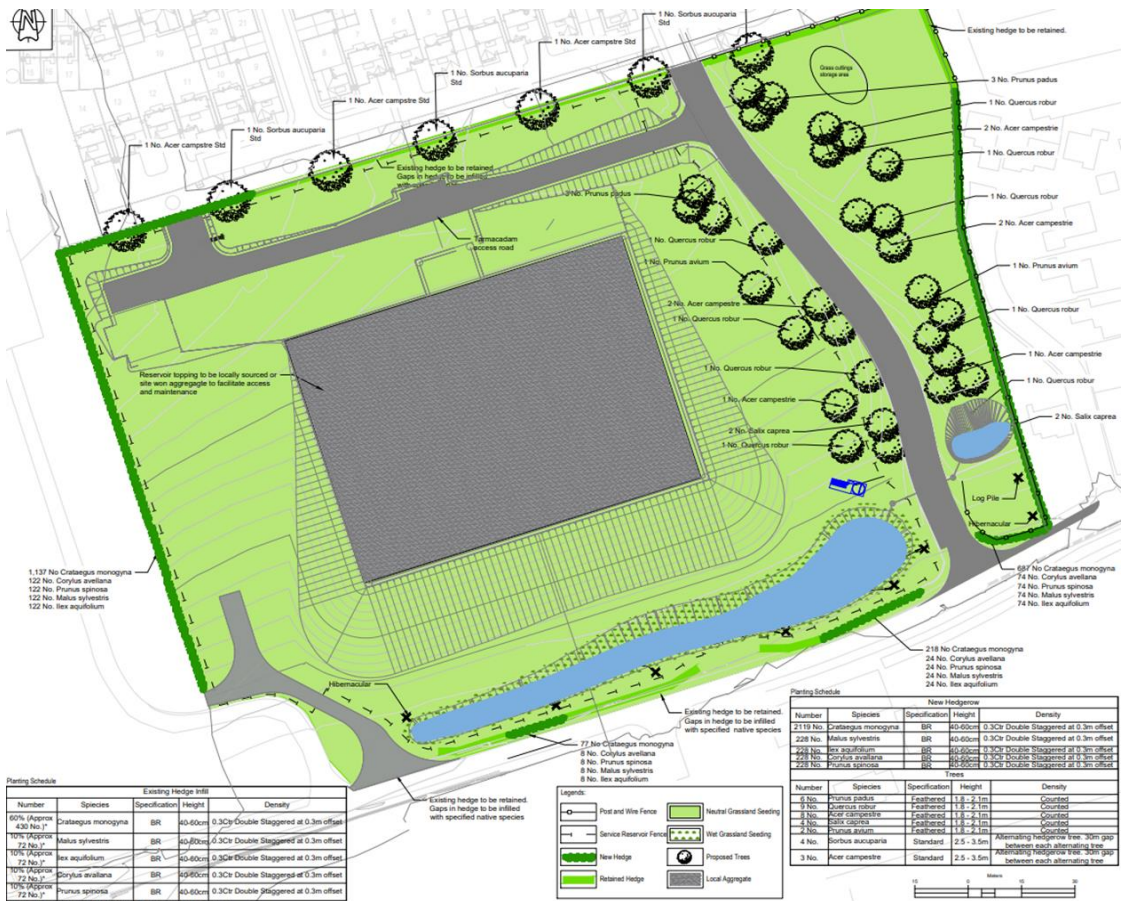
Creating Our Access Routes to the Reservoir: Mount Lane and Mount Park Road

- Some trees and hedgerows were removed during the project. These will be replaced as part of our commitment to environmental restoration.
- Removed hedgerows and any gaps will be replanted with a diverse mix of native species – such as hawthorn, blackthorn, holly, hazel, and crab apple – to support biodiversity.

Surrounding Fields Used for Project Construction

- For every tree removed, three will be planted – unless otherwise agreed with the landowner. Where possible, the same species will be replanted; if not, suitable native alternatives will be used (e.g., replacing ash affected by dieback).

LANDSCAPING PLAN



OUR APPROACH TO PLANTING

- **Best practice:** Young trees adapt better and have higher survival rates.
- **Root loss:** Mature trees lose most of their roots during transplanting, especially fine feeder roots, reducing water and nutrient uptake.
- **Stability issues:** Without full root systems, large trees are prone to falling in wind.
- **Planting:** Cranes and lifting straps used in heavy machinery operations can cause bark damage and limb breakage to trees.
- **Transplant shock:** Water stress, leaf drop, and increased disease risk are common after planting.
- **Site disruption:** Both the origin and destination sites need major preparation, affecting local ecology.
- **Limited success:** Only semi-mature trees or certain species tolerate transplanting well.

Understanding Tree Growth: Five-Year Progression to Maturity

Tree Species	Height @ 5 Years	Mature Height
Field Maple	~3–4 m	15–20 m
Rowan	~3–4 m	8–15 m
Bird Cherry	~3–4 m	8–15 m
Wild Cherry	~4–5 m	15–25 m
Goat Willow	~4–5 m	8–12 m
English Oak	~2.5–3.5 m	20–30 m (up to 40 m)

Tree Development

Field Maple



Rowan



Goat Willow

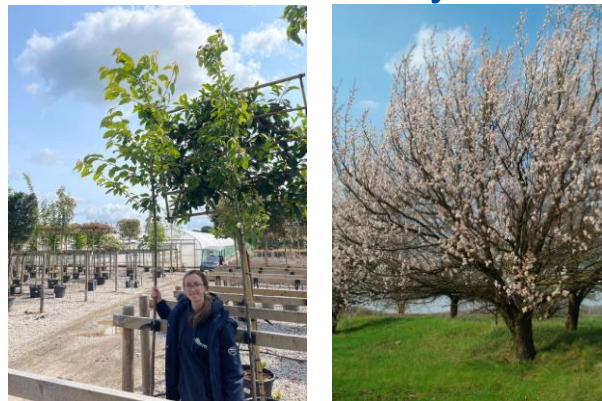


Tree Development

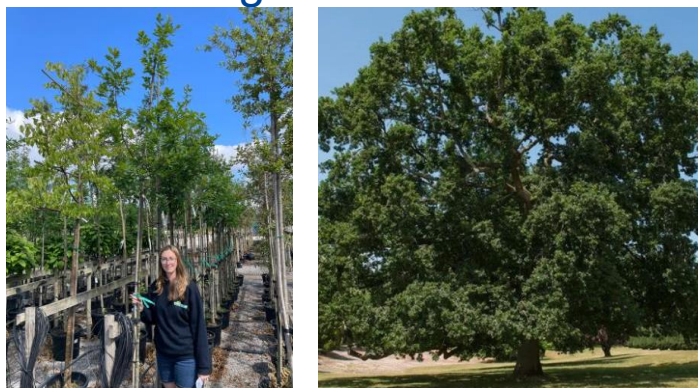
Bird Cherry



Wild Cherry



English Oak



CHOOSING THE RIGHT GRASS FOR A SUSTAINABLE RESERVOIR LANDSCAPE

We're using a **neutral grassland wildflower mix** for the grassed areas of the reservoir site.

The mix includes:

- Native wildflowers
- Slow-growing native grasses

This approach will:

- Support biodiversity
- Provide habitat for a wide range of insects, birds, and small mammals such as voles once established
- Adds a splash of colour during the summer months

Mown up to twice a year (spring and autumn) down to around 10cm, with a meadow height of around 30cm between mows. Spot weed treatments and weeding as required.



SUSTAINABLE URBAN DRAINAGE SYSTEM (SUDS) POND

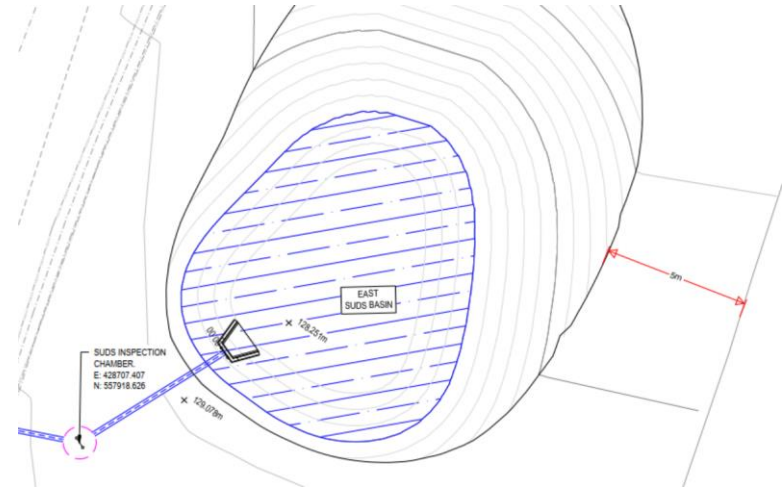
EASTERN SUDS POND

Following resident feedback, the shape of the new SUDS pond has been amended within its designated location on site.

As part of our commitment to sustainable drainage and flood prevention, we'll be constructing a new SUDS (Sustainable Urban Drainage System) pond adjacent to Mount Park Road. This feature is designed to intercept groundwater flows during storm events and will be connected via a road crossing to the existing SUDS pond near the reservoir.

What to Expect During the Works (Nov – Dec 2025):

- **Traffic Management:** To ensure safety and minimise disruption, the road will be temporarily reduced to one lane. The crossing will be constructed in two halves to maintain access and reduce inconvenience for residents.
- **Topsoil Bund Relocation:** The existing topsoil bund will be carefully transported back to the main site.
- **New Pond Construction:** This includes excavation works, installation of headwalls, and secure fencing to ensure safety and functionality.



THE FINISHED RESULT

The Reservoir Revealed: Future Appearance and Features

WHAT THE RESERVOIR WILL LOOK LIKE

The 3D model excludes landscaping elements, specifically the trees and updated fence line, due to recent changes in height to the fence.

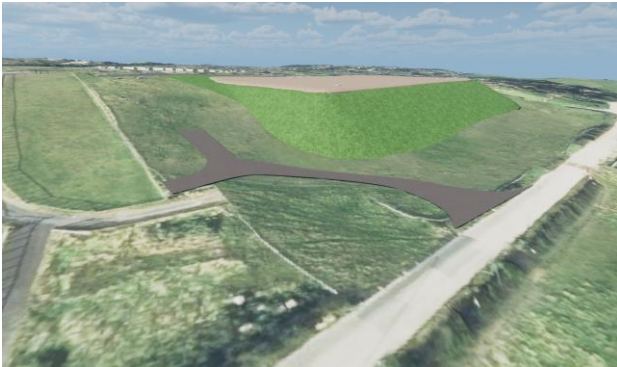
South East Corner



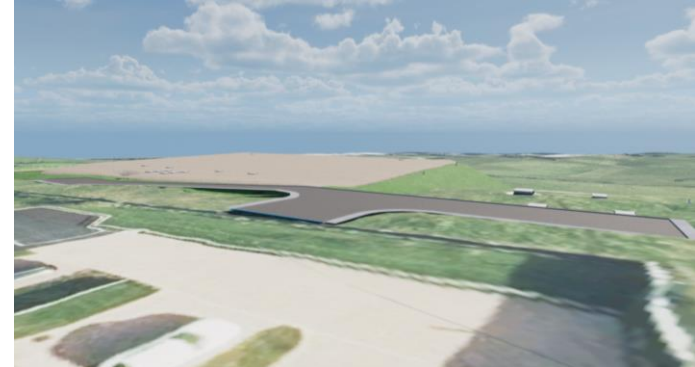
North East Corner



South West Corner



North West Corner





SUPPORTING THE LOCAL COMMUNITY POST-RESERVOIR COMPLETION

Community Engagement Launch 2026

- We are keen in engaging with the local community, especially schools and community groups, through nature-based learning activities.

Educational Biodiversity Activities

- Organising sessions to build bug hotels on-site.
- Providing opportunities for children to visit and interact with these installations to learn about biodiversity and ecosystems.

Dedication Opportunities

- Strengthening the community's connection to the site as it grows and matures.
- Inviting community members to adopt or dedicate trees.

We're always open to new ideas - if you have any thoughts on how we can engage more meaningfully with your community, please do share!

QUESTIONS?

THANK YOU