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Planning Response Unit
Department for Levelling Up, Housing and
Communities
By Email

MDPGA Wethersfield Response to further information request

Please find attached responses to the questions you have raised and additional information in the form of consultation response and a plan showing the extent of fencing and further details on the development. We also include an updated red line boundary plan to capture the amendments to the fencing line.

We hope this provides the additional information your require. In the meantime, please do not hesitate to contact us using the contact details below should you have any queries.

15 JULY 2004

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Town & Country Planning (Environmental Impact Assessment) Regulations

ANNEX A: DLUHC further information request: MDPGA Wethersfield – Applicant's response

	Issue	Information sought	Applicants Response
EIA screening request			
Paragraphs 1.17, 2.19, and 3.3 and question 1.10	Risk to population and their human health.	<ol style="list-style-type: none"> Paragraph 1.17 states that the increase in population could generate significant demand for local services and amenities, including local health services and open spaces and that <i>“this <u>may be mitigated</u> with increased provision of services to meet the increase in need.”</i> [our emphasis]. Para 1.17 and question 1.10 refer to the proposed mitigation as the provision of healthcare managed by the Integrated Care board (ICB). Please provide copies of any correspondence from the Integrated Care Board to confirm their position on whether they do, or do not, have significant concerns. 	Onsite health provision will be provided from day 1 and will be an integral part of the Proposed Development. This will include working with the Integrated Health Board and will include a level of public and private sector health service both onsite and offsite.
Paragraph 2.28 and question 1.11 water resources	Utilities and water resources.	<ol style="list-style-type: none"> Paragraph 2.28 states that <i>“the demand [for utilities] created by the additional accommodation will be met through off site provision, subject to consultation with the relevant utilities companies.”</i> Question 1.11 refers to Severn Trent Services and Anglian Water as the relevant utility provider, and 	<p>Anglian Water are the utilities provider for the Site. DIO use Aquitraine (which is provided by Severn Trent Services) to source all their utilities connections.</p> <p>There is no formal correspondence on this.</p> <p>The Site was previously used as an RAF base able to sustain a very large population with potable water, foul water drainage and surface</p>

		<p>to having reached agreement with one of these (Anglian Water) on the adequacy of water and wastewater capacity to service the Project.</p> <p>3. Please:</p> <p>a) clarify the relevant utility service provider for the Project (MDPGA Wethersfield)</p> <p>b) provide copies of any correspondence from the relevant utility provider to confirm their position on whether they do, or do not, have significant concerns.</p>	<p>water drainage facilities. The current systems are in working order. Prior to any asylum seekers coming on Site the systems will be checked to ensure that they are operating in line with standard procedures.</p>
<p>Paragraph 2.35</p> <p>Questions:</p> <p>1.4 waste</p> <p>1.6 noise, vibration etc</p>	<p>Mitigation measures.</p>	<p>1. Paragraph 2.35 refers to four documents that are not before DLUHC and are described as <u>mitigation measures</u>:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Community Impact and Insite Assessment <input type="checkbox"/> Operational Transport Management Plan <input type="checkbox"/> Operational Site Management Plan (facility management plan) <input type="checkbox"/> Operational Waste Management Plan 	<p>We propose that all reference to these supporting documents is deleted. They do not form mitigation rather were recommended to capture site operation measures.</p> <p>The Community element of the Community Impact and Insite Assessment will be picked up in the detailed site specific engagement plan which sets out the Home Office engagement strategy and provides detail on various ways engagement will be undertaken with local residents, the local community and the wider general public through resident surgeries, factsheets and Q&A forums. This will not change the assessment of no significant in response to 1.19</p>

1.9 risk of major accidents		Documents that are not before DLUHC cannot be a consideration. You have stated that these documents are <u>mitigation measures</u> . This status suggests that they are designed to limit or remove any significant adverse environmental effects of the Project. We, therefore, require further information if you are indeed relying on these documents.	The Operational Transport Management Plan will be captured by the Site Operator undertaking best practice measures in terms of operational traffic. The numbers of expected traffic are low and this will not change the assessment of no significant effects in response to 1.5, 1.6, 1.16 and 1.18
1.17 transport routes		<p>2. Please clarify the status of these document. Please confirm how these documents have influenced your consideration of the findings of no significant effects i.e. do these documents contain measures that you are relying upon to avoid, or prevent what you consider might otherwise have been, significant adverse effects on the environment?</p> <p>3. If they are relevant to your findings on the significance of the environmental effects please provide:</p> <ul style="list-style-type: none"> • Copies of the documents • Set out what the mitigation measures are • The potential effects that are intended to address 	<p>The Operational Site Management Plan will still be prepared by the Site Service Operator and will include details about areas that can be accessed around the Site and how they should be treated (keeping to footpaths etc). Due to the distance of the designated ecological sites no significant effects are identified and this will not change with the removal to the reference to this document.</p> <p>Therefore, this will not change the assessment of no significant effects in response to 1.12</p> <p>Operational Waste is already covered by British Standards 5906:2005 Waste Management in Buildings. The Operational Waste Management Plan would only cover the requirements under this British Standard. This will not change the assessment of no significant effects in response to 1.2</p>

<p>1.19 ;and use</p> <p>Note this is not a comprehensive list of references to these documents in the screening checklist submitted to DLUHC</p>		<ul style="list-style-type: none"> How such measures are to be secured at the point the development is undertaken. <p>4. If they are not relevant to your consideration of the environment effects and their significance, please explain why this is not the case.</p>	
<p>Section 2 (paragraphs 2.1 – 2.35)</p>	<p>Proposed development</p>	<p>1. Paragraph 2.13 refers to fencing off any existing facilities not proposed to be used. This does not appear in the description of</p>	<p>Appendix B includes the revised red line boundary which supersedes the one previously submitted. This has been amended to ensure that all of the Site fencing required is accommodated within the Site boundary.</p>

		<p>development, nor on the plans before us.</p> <p>2. Please confirm whether fencing is proposed as part of the development, and specifically whether the service family accommodation within the RAF station Wethersfield will be fenced off from the Project.</p>	<p>A blue line ownership boundary is also provided within Appendix B to make it clear that access routes are within the ownership boundary.</p> <p>Appendix A includes the proposed fencing for the Site, as was requested to be seen in previous correspondence. The fencing will be Heras style fencing of up to 2m and will be placed in temporary fencing feet. The fencing will be removed at the end of the 12 month period.</p>
Section 7 questions 1.14, 1.15	Landscape and visual effects	<p>1. Please clarify why the limited effects identified for landscape character and visual amenity are not likely significant</p>	<p>The Proposed Development is temporary in nature, with new features including modular units, fencing and additional lighting of existing facilities remaining for 12 months only. The development is single storey and lower than existing buildings on site.</p> <p>The Proposed Development is screened by existing vegetation to the south, offering only partial views from the SFA properties and the PROW. Therefore, no likely significant effects are anticipated.</p>
Figure 1	Alternative entrance to the Development Site	<p>1. Please clarify whether this alternative entrance will be used, and what assumptions, if any are included in the transportation assessment.</p>	<p>The alternative entrance will be used by service users entering the Site. A modular security office will be erected at this entrance to provide accommodation for security staff.</p> <p>The main entrance will continue to be used to access the SFA properties and access to the wider MDPGA facility.</p>
Supplementary information relating to the description of development (addiitonal to Section 2 in the Screening Request letter dated 17 th March 2023)			

The following facilities will also be provided within the Site and form part of the description of development. The location of these are shown on the Figure in Appendix A:

- New generators will be installed – These will be operational 24 hours per day and of a low emissions type which will emit minimal noise. These will supplement the existing generators.
- Crate boilers – as a temporary measure crate boilers will be installed to serve the barracks buildings whilst installation of a new central heating system is undertaken.
- New central heating system – a new central heating system will be installed to provide heating and hot water to the barracks buildings and other existing ancillary buildings.
- Fence – Heras fencing will be installed to demarcate the Site and will join up with existing fencing in the north-west part of the Site. Heras fencing will also be installed around an existing building in the eastern part of the Site to prevent access to this building.
- Renovation – other existing buildings within the Site will be refurbished to bring them up to a suitable standard for use as temporary accommodation.
- Modular ablutions – additional shower facilities will be provided in the form of modular units to supplement the existing facilities within the barracks buildings. These will be located adjacent to the barracks and connected to existing utilities.
- Tennis court – vegetation clearance of the tennis court in the north-west of the Site will be undertaken to make this suitable for recreational use by service users.
- Modular gatehouse – a modular unit will be installed and used as a gatehouse by security personnel.
- External lighting – additional lighting will be installed on the barracks buildings to facilitate access to the modular ablutions and for general navigation. The modular units to be installed in the eastern part of the Site will be fitted with external lighting attached to the outside of the units, no new lighting will be required in addition to this.

Construction

The installation of the above facilities and set up of the modular ablutions and gatehouse would result in energy consumption from the use of plant and vehicles, water from on-site cabins and general cleaning and dust suppression, fuel consumption for the transport of materials and workers, noise and dust and the disposal of waste. Usage of energy, water and emissions to air would be reduced as far as possible through implementation of best practice measures during construction. These impacts are likely to be localised and temporary in nature over the duration of the works.

The modular ablutions and gatehouse units will be constructed off-site and transported to the Site alongside the other modular units. This will result in a temporary impact on the local highway network but the number of vehicle trips are not considered to be significant in volume and therefore no significant effects are expected from traffic emissions.

Vegetation clearance of the tennis court and during installation of the temporary fence will be supervised by an ecologist following a nesting bird check immediately prior to the works. In the event that any nesting birds are found in vegetation, the clearance work in the immediate area will cease immediately, the area containing the nest/s will be left in situ and an appropriate buffer zone will be established. This area will be left intact until it has been confirmed by the project ecologist that the young have fledged, and the nest is no longer in use.

No significant environmental effects are anticipated during installation of the above listed facilities and vegetation clearance of the tennis court or vegetation clearance required to install temporary fencing.

Operation

Any emissions to air and noise from the new generators and crate boilers are anticipated to be minimal and localised. The equipment to be used will be selected to minimise emissions and to be energy efficient. Lighting to be installed will be low level, directional and installed to avoid light spillage, in particular warm lighting will be used (2,700k or less); and lighting installations will be downward facing with asymmetric beams, shielded from spill.

The heras fencing, modular gatehouse and modular ablutions will not result in any significant effects in terms of the landscape character and local views and the additional modular buildings will form part of the complex of temporary modular units and existing buildings.

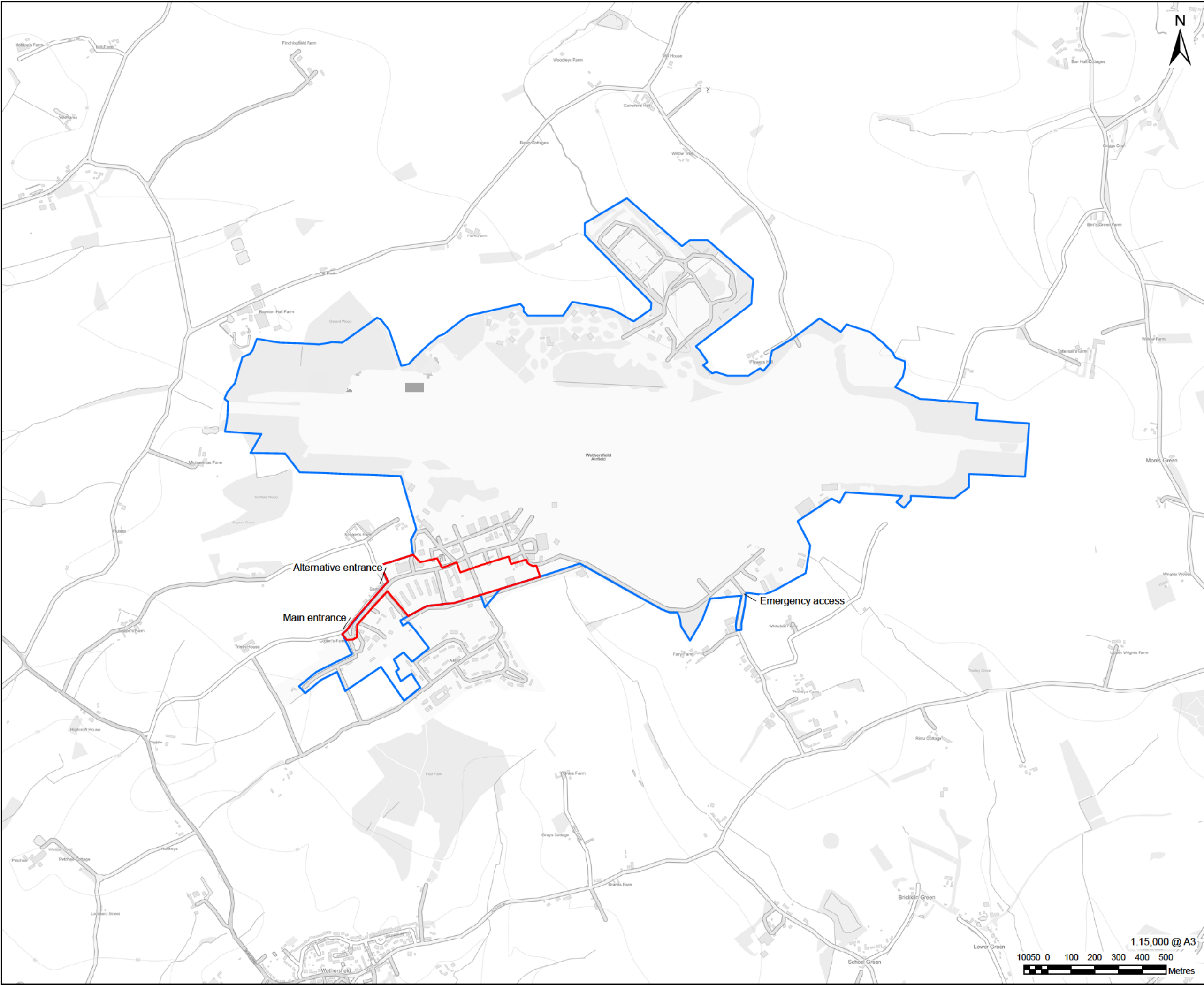
The above additional facilities are not anticipated to result in any significant environmental effects during the operation of the Proposed Development.

Decommissioning

Upon decommissioning of the Proposed Development, the above facilities will be removed from the Site and areas of localised excavation will be infilled with clean material.

Appendix A: Figure Showing Locations of Temporary Fencing and Additional Facilities

Appendix B Revised Red line boundary



AECOM

PROJECT

HMP Wethersfield

CLIENT

Home Office

CONSULTANT

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LEGEND

- Site Boundary
- Land Ownership

NOTES

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ISSUE PURPOSE

FINAL

PROJECT NUMBER

60682234

FIGURE TITLE

Site Location and Boundary

FIGURE NUMBER

Figure 1