

Haringey Heartlands Residents and Business Liaison Group

Minutes - 02 November 2015

Venue: Grace Baptist Church, 48-50 Park Ridings, N8 0LD

Time: 7pm

Attendees

Abbas Raza (Local Dialogue) - AR
Felix Shaw (Local Dialogue) - FS
Keith Johnston (National Grid) - KJ
Paul Cooper (Coleman and Company) - PC
Paul Greatorex (Atkins) - PG

John Miles - JM
Kate Glensman - KG
Bill Godber - BG
Marcus Ballard - MB
Ian Robinson - IR
Razi Hassan - RH
Cllr Stephen Mann - SM
Cllr Peray Ahmet - PA

Apologies

Ryan King

1. Introductions

Introductions were made.

2. Programme update

AR reiterated that all conditions relating to the Site Preparation Works application have been discharged and signed off by Haringey Council.

KJ added that the Section 80 notice has now been submitted by Coleman and Company to the Council and are awaiting a response. **PG** mentioned that comments from the council are not expected and the submission of the S80 notice should be seen as a formality.

JM raised the issue that documents relating to the site hoardings are missing from Haringey Council's website and that in general there are a lot of duplicated and out of date documents which could be better organised. **PA** asked **JM** to copy her in when raising the issue with the council and she would look into it. **KJ** also mentioned that if there were any particular documents that members wanted to see, the project team would be happy to make them available.

MB asked for clarification on the utility compound, where it will be moved and whether it will have a height impact. **KJ** stated that the utility compound was not part of the demolition work, therefore not currently on the agenda. **JM** asked how members will learn about the PRS works. **KJ** confirmed that the PRS work already has consent, and full details will be presented to the RLBG in due course.

AR continued to run through the minutes of the previous meeting, reiterating that there will be an archaeologist present for site excavations and that a sub-consultant of Montagu Evans would document the above ground structures.

MB Asked whether the site walkaround proposed at the last meeting could form part of this documentation. **AR** confirmed that the site walkaround is something the team is looking to organise once cabins are set up on site. **KJ** agreed that it would require the proper infrastructure in place first so that a site visit could be managed properly. **JM** advised that Clement Huelse and Eugene McConville should be liaised with regarding the site visit.

AR distributed copies of the demolition programme and **PC** pointed out that Coleman and Company are still awaiting licences to bring plant to the site and for the discharging of waste water. **PG** added that there is in theory an 8-week time limit for receiving the discharge licence and it needs to be in place before hoardings can be erected.

MB asked whether the treated water goes into surface drains. **PC** confirmed that this is not the case, it will be discharged into the foul water sewer.

JM asked if site mobilisation is likely to occur in December. **PC** confirmed this is likely, the existing cabins on-site are in good condition and initial mobilisation should begin in December 2015.

AR reiterated that Thames Water has an 8-day turnaround on monitoring water discharge samples submitted to them and that monitoring will only include noise and water, not vibrations.

BG raised the issue that monitoring will be carried out by third parties and wondered how the community would be kept informed, adding that he was not keen on twitter being used as a tool for this purpose, as discussed in the last meeting. **KJ** agreed that he was not keen on twitter as a method of distributing information but it may form part of our communication outputs. **AR** added that he is still waiting on confirmation from National Grid's Corporate Affairs team on setting up a twitter account for the project.

3. Japanese Knotweed update

AR reiterated points from previous meeting that the Japanese Knotweed infestations that National Grid will be treating are located at the rear boundary of properties on Hornsey Park Road, from No's. 123-143. They will be treated by directly injecting the herbicide Roundup into the plants, which significantly limits any risk posed by its toxicity.

RH asked whether there was a potential that the knotweed might have spread since the last survey was carried out. **PG** stated that the knotweed seems to stop at a defined point at the rear of 143 Hornsey Park Road, however it will be treated wherever visible at the rear of the boundary. **RH** asked whether there is a chance the knotweed could spread under the retaining wall. **PG** confirmed that this is unlikely as it is only able to spread through loose surface soil and not the London Clay which lies beneath it.

JM raised the issue that a significant proportion of Hornsey Park Residents are unaware of Japanese Knotweed or are ignoring the matter. He advised **PA** to contact Roger Kemp of 133 Hornsey Park Road regarding this.

JM went on to mention that he welcomed the removal of rubbish from the unregistered land and earth bund and wanted confirmation that this would include asbestos that has been identified on site. **KJ** confirmed that this will be removed by specialist contractors.

JM asked if it was any clearer how this waste would be removed from the site **KJ** mentioned this would become clearer once the team is on-site and can work out exactly how much waste needs to be dealt with. **PG** added that the safest possible route will be identified and any routes through knotweed infestations will be avoided. **JM** said he would talk to other residents about this but it the approach should be welcomed in general.

4. Communications update

AR stated this item will become a larger part of meetings in future and handed out note on community consultation proposals. Local Dialogue will be the first point of contact for the community and this will be managed by himself and colleagues Felix Shaw and Gabi Ross.

AR pointed out that the map in the note highlighted the consultation area which will receive an information leaflet and further update letters at key project milestones.

PA asked whether the map represented the only addresses to be contacted. **MB** added that the map does not include his address and asked how the area had been decided on. **AR** confirmed that it was designed to target immediate neighbours. **MB** suggested that it be expanded to include addresses on Ravenstone Road, Malvern Road and The Avenue. **AR** confirmed this would be done.

PA requested that contact avoids relying solely on email and includes regular postal contact. **AR** confirmed the plan to build a database of consultees which included their preferred method of contact.

JM stated that the original mailout didn't include business addresses and this should be avoided in future. **FS** confirmed that businesses are currently included in the provisional list.

AR stated that there will also be two information events held at a nearby venue to be decided. **JM** suggested Heartlands High School, which has a large hall.

AR confirmed that the project website (www.Haringey-Heartlands.com) will be updated with new information and news updated will also be published there. **KG** stated it would be good to have links to documentation on the website, **AR** confirmed that this would be provided. **MB** asked if this would include documents about the regeneration proposals. **AR** stated that it would focus on information about the demolition but reference would be made to the future of the site.

KG stated that it would be useful for at least one drawing of the final scheme to be included on the website for overall context. **KJ** mentioned that there had been CGI images of the development published in the past and he would look into including them on the updated website.

ACTION: AR/FS to revise consultation zone and redistribute note with members.

5. Traffic Management

PG confirmed that Tony Casalle, highways officer at Haringey Council has now received traffic movement data and discussions with TfL mentioned at the last meeting are still ongoing. **AR** asked **PA** and **SM** whether they could help progress discussions. **PA** confirmed they could and that they should be copied in on any contact with him.

PG stated that major traffic movements are not expected until Spring 2016.

JM mentioned an upcoming meeting between TfL and residents on bus routing and traffic management in Hornsey Park and asked whether someone from the team would like to attend the meeting and contribute by providing the project's traffic data. **AR** confirmed that Local Dialogue would be happy to attend and **PG** may also attend.

ACTION: JM to provide **AR** with time and date of meeting.

6. Air & Dust Management

AR discussed the possibility of providing weekly updates via email on noise monitoring.

RH asked whether work will stop for a set period if noise exceeds limits. **PC** confirmed that in the unlikely event of noise levels being exceeded, work will stop whilst Coleman and Company review what has gone wrong and work out how to mitigate noise before recommencing. He added that so far he has never had to stop work due to breaching noise limits on any of his sites.

RH asked whether the monitoring data will be sent to the Environmental Health Agency. **PG** confirmed that it is Coleman and Company's ultimate responsibility to review monitoring data, although the EHA may take an interest.

BG asked for clarification on how monitoring would be presented to the community. **AR** confirmed that this will be through email. **KJ** mentioned that at previous meetings it had been confirmed that this would be through monthly summaries tabled at the RBLG meetings.

BG felt that it was wrong to inform residents that noise levels had been breached after they had taken place. **KJ** mentioned that residents would always be notified of particularly noisy works taking place, however 'real-time' information was logistically difficult to provide. **PG** added that realistically updates will always be a day or two behind.

AR confirmed that a web-update system (potentially a traffic light-style representation) will be looked into and it should be feasible. He added that an 0800 Freephone line will be in place and residents could use this to provide the team with time and locations of suspected breaches in noise limits. The team can then quickly confirm whether limits have been exceeded or not.

PG reiterated that the programme contains 6 weeks of noisy operations. **BG** asked how long it would take to remove the gas holder crowns (roof sections). **PC** confirmed this would take two-to-three weeks per holder, though this would not cause continuous loud noise for the entire period.

JM mentioned that the area has an unusual acoustic echo due to the shopping centre, which traps noise and asked whether the map of noise monitoring points had changed. **PG** confirmed that the map had not changed from the one included in the Environmental Management Plan and that he would provide **JM** with a copy. **Note:** This has now been done.

JM asked to what extent would monitoring equipment register loud background noises. **PG** confirmed that it would have an effect. A baseline noise level would be monitored during site preparation and this would take into account loud noises such as passing trains on the railway line. These short term loud noises will be taken into account but not skew the data.

ACTION: **AR** to look into feasibility of traffic-light web updates for noise monitoring.

7. RBLG/Council Liaison

AR asked whether members still wanted monthly RBLG meeting. **JM** confirmed this was the case.

AR reiterated the commitment to including council officers and asked members to encourage them to attend.

JM stated that an Environmental Health Officer who he would like to see invited to an upcoming meeting to cover the missing link in noise/environmental discussions. **SM** agreed it would be good for the officer to attend. **PG** confirmed that he had already spoken to the officer and they would be added to the mailing list and invited to the next meeting.

JM also added that he would like to see the deputy regeneration officer with responsibility for Wood Green invited. **PA** mentioned that if the officer were to attend it would be beneficial to also invite Director of Planning Stephen Kelly. **KJ** stated he thought it would be better to invite regeneration officers at a future meeting when there was more redevelopment information to present.

PA stated that the council is preparing to present its Wood Green Investment Framework and this may represent a good forum for those discussions. **AR** confirmed that the team would consider inviting him to a separate meeting. **JM** stated that residents would benefit from a planning and regeneration officers being present and seeing members with strategic interests communicating them. **PA** agreed with this statement but added that the RBLG wasn't the right forum for this.

ACTION: **PG** to provide environmental health officer's contact details for mailing list.

8. Any other business

AR asked whether members were happy with the format of RBLG meetings, no comments were received.

KG asked whether the recently announced Crossrail 2 Framework would impact on the redevelopment. **AR** confirmed that Adam Donovan would be best to advise on the matter. **PA** stated that the detailed planning application for the redevelopment would involve Crossrail as a consultee. **AR** confirmed that this had been the case on an estate regeneration project in Wandsworth.

SM asked how much of a contamination risk there was to the Moselle Brook, and whether this was being looked at. **PG** confirmed that there was a risk and the Moselle Brook would be the main receptor to any contaminants. This has been considered in the Environmental Management Plan and protection measures will be in place to avoid any contamination.

AR confirmed that the next meeting will be held on 7 December 2015, the venue for the next meeting will be circulated ahead of time.

A meeting of the RBLG was also set for 12 January 2016.

ENDS