

Residents and Business Liaison Group
09 February 2016 - 7pm to 9pm. Grace Baptist Church, 48-50 Park
Ridings, N7 OLD

Attendees

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

John Miles (JM)
Kate Glensman (KG)
Ryan King (RK)
Bill Godbir (BG)
Cllr Stephen Mann (SM)

Apologies

Marcus Ballard (MB)
Cllr Peray Ahmet (PA)
Ian Robinson (IR)

1. Introductions

Introductions were made.

2. Sale of Site Update

KJ confirmed contracts were due to be exchanged imminently with St William for the sale of the site. He had thought this would have been completed in time for the meeting but there were still formalities to be finalised. **KJ** also confirmed that it was his intention to invite St. William representatives to the next meeting of the RBLG.

JM queried when the actual change of ownership of the site would take place. **KJ** confirmed that this would not take place until National Grid's work on the site was complete and the site was handed over.

JM asked whether there would be another legal transfer. **KJ** confirmed there would be no further legal transfer, when site clearance work is complete National Grid will present a report to St. William and if all parties are satisfied the transfer will take place. This would likely be in Spring 2018.

JM asked if the demolition of the old Pressure Reduction Station (PRS) is likely to be the last thing to happen. **KJ** confirmed this would be the case. **PG** added that this would need to wait until the team has proper access.

3. Programme Update

PC confirmed that Coleman & Co. had completed setting up the water treatment plant on site and were in the process of running water through it and waiting for test results. He also confirmed that the main de-watering works would commence on 20 February.

PC added that work on setting up hoardings, clearing the site and treating Japanese Knotweed had been lower priorities over the past month, however work would begin the following week to clear the area on the boundary with 63-105 Hornsey Park Road in preparation for the root barrier to be put down. This has been timed to avoid the nesting season and any damage to local bird life.

PC mentioned that there would be some minor cutting work on the gas holders themselves over the coming week as Coleman trial a cutting method they believed would be significantly quieter than others. **KJ** asked what method this would be. **PC** confirmed the method used a disc-cutter which would be quieter and give off less sparks. **KJ** asked which gas holder they would be working on. **PC** confirmed it would be gas holder no.1.

JM queried whether dates for the trial cutting would be limited to between 17th-19th February. This was confirmed by **PC**. **JM** added that as he understood it, a lot of activities that may not exceed the decibel limit, they will still be loud to residents, he asked who would be available to phone in the event of loud works. **AR** confirmed that would be Local Dialogue. **JM** asked whether a contact number would be widely posted. **AR** confirmed the Freephone number would be included on signage due to be placed on the entrance to the site and on the boundary with Hornsey Park Road.

KJ added that demolition proper on gas holder no.1 would not begin until mid to late March. **BG** asked whether it was likely to be before Easter. **PC** answered that it was too early to say. **KJ** asked if this date was important to **BG**. **BG** mentioned that Turnaround were having a new computer system installed over Easter and he was concerned any work on the power supply to the site may affect this. **KJ** confirmed that he wouldn't be affected.

4. Japanese Knotweed Update

AR asked if there was anything further the team could add on Japanese Knotweed clearance. **PG** stated that for the time being all that will be visible to residents will be clearance works, which need to be completed before a proper survey carried out. He added that a sub-contractor had now been appointed and they would increase efforts to finalise clearance work by the end of February.

There would be checks for nesting birds, and if found, an ecologist would be appointed and they would be dealt with on a case-by-case basis.

PG also added that a letter would be sent out to residents at numbers 63-105 Hornsey Park Road to keep them advised on the timings of the work. **JM** asked when the work on the boundary with 123-145 Hornsey Park Road would be. **PG** confirmed that clearance work along this boundary may start soon to allow for treatment to be picked up after summer.

5. Communications Update

AR gave an update on the community engagement event held on 13th January. He confirmed there had been 11 attendees, most of whom were different faces to the previous event in December. The questions were similar, covering the impact of proposed work. He added that another letter would be sent out to residents before more noticeable work commences.

AR mentioned there had been a request by **JM** for minutes of RBLG meetings to be published on the project website (www.Haringey-Hearltands.com) and Local Dialogue would be auctioning this. **JM** confirmed this would be useful in addition to the inclusion of the reference numbers for the planning applications associated with the site. People had been asking lengthy questions about the site without viewing the planning files first and he felt it would be easier to direct them to one place with all the files available. **AR** confirmed that it would be actioned.

JM mentioned that the website should be updated to tell more of a coherent story about the history of the site, the immediate dismantling work and the future regeneration, in a similar manner to the boards, which he felt had generated some good discussions. **AR** confirmed that an update to the site was planned to tell more of a story and copies of the exhibition boards would also be made available on the site.

JM confirmed that he had written in support of the planning application for the relocation of the PRS and was particularly supportive of the removal of the proposed 'mews' section from the masterplan. However, he added that he was critical of the horticultural report.

JM added that he had received a further letter from Haringey Council asking for comments on the PRS application with a deadline of 26th February. He was unsure whether this meant the Council had extended the deadline for comments. **AR** mentioned that it matched with the timescales he would expect to coincide with a decision in March. **KJ** asked **SM** if he knew what date the Planning Committee meeting would be in March. **SM** didn't know the exact date but added **PA** would.

6. Traffic Management

AR mentioned he had been contacted by **IR** with a letter from TfL in relation to road closures in the area. He was trying to get to the bottom of

exactly where road closures would be and the exact dates and would provide an update to the group when further information became available.

JM mentioned that if Wightman Road was closed it would re-route traffic around the site affecting access and creating more traffic on the junction of Turnpike Lane and Horsey Park Road.

PG confirmed that he'd had a call for Tony Casalle, Highways Officer at Haringey Council, who mentioned that the works would be from 21st March through to September 2016, and would mean the junction will be much busier than usual, although site access should not be affected.

JM added that he could see the disruption being trouble. Traffic is already bad at the junction and this would only make things worse. **KJ** thought people would make an effort to avoid the junction after experiencing traffic there a few times. **JM** accepted the point but added that if traffic is not bad every day, people would still risk using it.

PG mentioned that to enable access around the corner of Clarendon Road, it may be necessary to temporarily suspend parking there. The option of installing traffic lights had been brought up with Tony Casalle however he was convinced the junction works and would continue to work with an increase in traffic. **JM** felt that it was not an increase in traffic that would be the issue rather, occasional vehicle types (e.g. HGVs). **PG** agreed, adding that it was not the response he had been expecting and that in the absence of lights the only option was to suspend parking.

JM asked when the first day of lorry movements would be. **PC** confirmed this would be mid to late April for Gasholder No.1 and Mid July for Gasholder No.3. **KJ** asked how long it would take to get authorisation to suspend parking. **PG** confirmed this would take around a week and that permissions would only cover 6-month blocks, therefore it would be needed from March to October, especially to assist ERS during May's elections and an application would need to be made soon.

PG circulated a copy of the letter from Network Rail with the group. **AR** commented that the letter mentioned events in February and April but no dates. He would share information on the dates of these events if he heard anything further. **FS** asked if the letter had been sent to the site. **PG** confirmed this was the case.

JM stated his main concern was the works would be more disruptive than just noise. Traffic would be one of the biggest issues, i.e. 40-50 cars attempting to get down the spine road would cause major local disruption. He suggested inviting one of the neighbouring resident associations to May's RBLG meeting.

PG mentioned that there had been some deliveries to the site to date and no issues had been brought to the attention of the team. **KJ** Asked if these deliveries had been at night. **PC** confirmed they would have been very early

mornings as the vehicles used (low-loaders) have to be out of London by 7am. He added that deliveries of this type are very occasional and neighbours would be informed beforehand.

7. Air and dust

PG confirmed that baseline noise monitoring was complete and circulated a diagram of baseline monitoring locations to the group. The highest levels recorded adjacent to Hornsey Park Road - all around the 55-57 decibel range and lower than this at the back end of peoples' gardens. He added that the team had been asking themselves how to best present this data to residents. There had been talk in the past of a traffic light system on the website, alternatively it could be uploaded in the form of a table, however there would be a danger that the data would not mean anything to people without context.

KJ asked what limits had been set by Haringey Council on noise levels. **PG** confirmed that the only limit in place was on noise over 65dB after 6pm. However, if noise levels over 75dB were recorded work would stop and action to reduce the noise levels would be taken.

AR mentioned he would look into adding a decibel guide to the website to put information into context alongside the table and traffic light system.

JM asked what noise had been going on during the day of the baseline tests. **PG** read out descriptions given in the monitoring report - car alarms gave 70dB readings, noise from passing trains was 57-64dB and overhead aircraft 60dB. **JM** mentioned this list would be good on the website. **AR** agreed.

JM asked if the data will be shared after the new cutting equipment is trialled. **PG** confirmed it would.

PG moved on to dust monitoring and explained that it had been difficult as the weather had been particularly wet. He gave an overview of how dust monitoring tests worked - dust is monitored on a sticky pad which tells exactly what percentage of the air is made up of dust and what direction it is coming from. Background readings were available to put on the website. **KJ** added that there had also been strong winds and this affects dust levels on what is a very open site. Contractors will mitigate the dust they generate but would be unable to stop dust from sites elsewhere travelling onto the site.

JM asked if there would be a letter circulated to inform residents on monitoring. **PG** answered that there would only be a letter on Japanese Knotweed clearance.

JM asked if the boards from the engagement exhibitions would be put up around the site. **AR** mentioned that boards would be placed on site entrances and on Hornsey Park Road but these would only include contact details and the website.

8. Site visit feedback

AR gave an overview of the site visit held for residents on 2 February. There were 10 attendees in total. The visit started with a safety briefing and a talk on the history of the site and future project management. The walk-around then looped around Gasholder No.1, stopping to see the Moselle Brook through the grate, before moving on to Gasholder No.3.

AR mentioned that the team had received a lot of good feedback on the day and asked if anyone had anything else to add. **JM** said that the visit was very well received. Members of the Hornsey History Society had particularly enjoyed it and an account had been added to the PMRA website. He added that it would be great to have an enduring reminder of the site's history and the PMRA would be pushing for this. **KJ** mentioned that National Grid recognise the important heritage aspect and will be looking at opportunities for the site. It would be something to discuss after St. William had been introduced to the group. **AR** added that he would look at getting historical facts and figures posted in a heritage section of the website.

9. RBLG/Council Liaison

AR mentioned that there had been discussions in the past about getting environmental health officers to attend a meeting, he asked that if anyone in the group had any contacts they could suggest to let him know. Aaron Lau and Emma Williams had been invited to the meeting again and it was hoped they would attend the next meeting.

10. AOB

KJ confirmed that St. William would be invited to the March meeting after contracts had been signed and that they were keen to attend.

PC mentioned he was meeting the council the day after the meeting to discuss an application for the closure of the footpath behind Fibre House. This would only be for the duration of the demolition work on Fibre House.

JM added that he would be attending an Arriva bus test on the spine road and it would be discussed at the next transport forum.

ENDS