

Residents and Business Liaison Group
08 March 2016 - 7pm to 9pm. Grace Baptist Church, 48-50 Park Ridings,
N8 OLD

Attendees

Keith Johnston (KJ) - National Grid
Paul Greateorex (PG) - Atkins
Paul Cooper (PC) - Coleman & Company
Adam Donovan (AD) - Deloitte
Peter Murphy (PM) - St. William
Ashley Spearing (AS) - St. William
Felix Shaw (FS) - Local Dialogue

John Miles (JM)
Ryan King (RK)
Bill Godbir (BG)
Cllr Peray Ahmet (PA)

Apologies

Marcus Ballard (MB)
Cllr Stephen Mann (SM)
Ian Robinson (IR)

1. Introductions

Introductions were made.

2. Planning update

AD gave an update on the progress of the S73 Application submitted to Haringey Council in xx. He mentioned that the application would be decided by the Council under delegated powers rather than by the Planning Committee and a decision was expected in the next couple of weeks, by 28 March at the latest. He acknowledged that a letter of support had been received from the Park Malvern Residents Association (PMRA) and thanked **JM** for submitting this.

JM asked if there had been any other comments of interest from consultees. **AD** mentioned that there had been some but nothing substantial. **JM** mentioned that there had been other issues raised by local residents but they were unrelated to what was in the S73 application, he had spoken to these residents separately. He also noted that it was a shame there had been no response to these other comments from the Council. **PA** argued that the Council's standard procedure is to consider comments and make a decision on whether to take an application to committee based on these. As

there had been a letter of support from the PMRA, it had been decided to consider the application under delegated powers.

3. Programme update

PC gave an overview of current works on the site. He mentioned that a lot of work going on was out of sight of residents, in particular de-watering. This had begun on 22 February and 6,000m³ out of a total of 11,700m³ had been removed from Gas Holder No.1 so far. Dewatering was expected to continue for another two-to-three weeks.

PC added that extensive vegetation clearance had been carried out on the strip of land on the boundary with 63-105 Hornsey Park Road in preparation for the installation of the Japanese knotweed root barrier. Work to install the site hoardings had also begun earlier that day and would take two weeks to complete.

PG mentioned that the team was about to start vegetation clearance on the far side of Mary Neuner Road (nearest to the railway sidings). This was commencing early to avoid any ecological issues such as interrupting the nesting season for birds. The vegetation to be removed will be mostly small, poor quality trees which had grown there since the road was built. KJ added that the clearance was being carried out to allow for further site investigation and to take soil samples from the stockpiles that were hopefully to be found to be suitable for re-use.

PG mentioned that the work on dismantling the gasholders themselves was now due to begin in April. This wouldn't be initially visible to neighbours, as internal work such as sludge removal and dismantling of the internal structures would be carried out first. External dismantling is due to begin in late May or early June.

4. Japanese knotweed update

PG mentioned that site clearance on the southern part of the site had identified two further pockets of Japanese knotweed. These areas had been sealed off with tape so they could be identified for removal by the sub-contractor.

KJ mentioned that FS had hand delivered letters to the residents of 63-105 Hornsey Park Road, where site clearance along the boundary was ongoing. JM mentioned that there had been conversations about the work. FS mentioned that Local Dialogue was yet to receive any calls in relation to it and asked if JM knew what people were saying. JM replied that that section of Hornsey Park Road was one he had relatively little contact with, but knew they were talking about it amongst themselves.

PG added that the dead poplar tree in this section would be taken down the day after the meeting. It had been thoroughly checked by ecologists for bats, using an endoscope to see into the cracks and crevices. JM asked if

this had been done recently. **PG** confirmed this had been done the previous Thursday (03 March).

JM asked if any bats had been spotted on the site. **PG** replied that none had been sighted, and it was still too early in the year to spot them. It would be May at the earliest before the team would have a good idea if bats were on the site. **JM** mentioned that they tend to nest near the railway sidings, on the opposite side to the site. **PG** agreed that this would make sense as they usually nest near open water, such as the New River.

JM asked if there had been foxes spotted on site. Both **PG** and **PC** mentioned that a number of foxes had been spotted on site. Given their numbers in London they aren't offered much protection and the site clearance work will likely lead to them moving off the site. **PG** also added that there had been no evidence of nesting birds found. Checks had been carried out before vegetation clearance had begun and further checks would be carried out ahead of vegetation clearance on other sections of the site.

5. Traffic management

FS asked **PG** if he had received any further correspondence from Tony Casalle. **PG** mentioned that he had misunderstood the conversation he'd had with Tony Casalle that he'd reported at the previous month's RBLG meeting. He'd been under the impression that there would be no work required to the junction of Clarendon Road and Hornsey Park Road. After a further conversation with Tony Casalle he had realised that it was implied no work would need to be carried out to the lights at the junction, however work would actually need to be carried out to put down new white lines on the road.

PG also discussed the Network Rail Wightman Road bridge closure, mentioning that he was struggling to find further information. As far as he was aware, access would still be available from the Turnpike Lane junction. **JM** mentioned that he had attended a consultation meeting on the works. Network Rail had told residents that the whole of Wightman Road will be closed from 29 March through to 31 August and the work was necessary for the electrification of the Gospel Oak to Barking line. He mentioned that a lot of residents at the meeting were concerned about the disruption it would cause and shared a copy of the information available on Haringey Council's website with the group. (This information is available at: <http://www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/road-safety/road-safety-consultations/bridge-reconstruction-work-wightman-road>).

PG confirmed that the team would be timing deliveries to avoid busy periods such as rush hours and school traffic where possible, but stressed that they couldn't always be avoided.

6. Air, dust and noise management

FS mentioned that the project website (www.HaringeyHeartlands.com) had been updated with a section on environmental monitoring levels, it currently had background monitoring data and would be regularly updated when dismantling work was underway. **PG** explained that there was some data missing on the trial into the saw cutting method which was carried out. This was carried out two weeks previously and recorded noise levels of around 60dB next to the café on Brook Road and 57-60dB on the boundary with Hornsey Park Road, however it was noted that this would be further reduced once hoardings had been erected.

PA asked what the noise limits and triggers were that the team was working to and if they could be included on the website. **PG** explained that a noise recording of 80dB would require the use of ear protection and 75dB would be a trigger for the team to stop work and take action. Anything less than 70dB would generally be considered acceptable. **FS** agreed to add this to the website.

PC gave an overview of the trialled cutting method. Explaining that the noise generated by it was roughly similar to average background noise, it would just be more noticeable as a different sound.

KJ asked **BG** if he had heard the cutting trial when it took place. **BG** mentioned he hadn't but his staff who work outside may have done. **JM** noted that the trial had taken place for two hours on 17 and 18 February and asked if, when the main cutting started, work would only be in 2 hour periods or would it last longer. **PC** confirmed that work would only be in 2 hour periods to ensure workers were given breaks. He added that the process would take less time overall and he was satisfied with it.

PG mentioned that the previously used chisel technique was more unpleasant for workers and meant they could only work for shorter periods, extending the total cutting time. **PC** added that the new technique would reduce total cutting time from 6 weeks down to 2-3 weeks. **JM** mentioned that he was generally positive about this but took issue with the comparison to the noise of passing trains, as trains were irregular.

PG also mentioned that air and dust background monitoring had been carried out, however finding a method of presenting this data on the website was more complicated and the team was still looking into this.

7. Communications update

FS gave an overview of the additional updates that had been carried out to the website including a page on the history of the site, links to Haringey's planning portal and references for the relevant planning applications associated with the site. He added that the site would be kept regularly updated and minutes from the RBLG would also be added soon. **JM** thanked the team for accommodating this and asked that the site be kept updated regularly.

PG mentioned that signage with contact details would soon be placed on three locations on the site boundary, at both gates on Mary Neuner Road and the gate on Hornsey Park Road. These signs will also point people to the website.

8. Sale of site update

FS introduced PM to the group as Development Director at St. William. PM asked the group if everyone was aware of what St. William was, explaining that St. William is a joint venture between Berkeley Group and National Grid. KJ added that the company was named after William Murdoch, one of the pioneers of the gas industry.

PM mentioned that St. William had been working in the background over the past few months and this work had come to a conclusion in February when contracts were exchanged with National Grid on the gas holder site and the Olympia Trading Estate with the Greater London Authority (GLA) and London Borough of Haringey. The contract for the Olympia Trading Estate was expected to be completed by May 2016, however the contract for the gas holder site was dependent on site clearance so would not be until late 2017.

PM explained that aside from finalising contractual issue, St. William had also been working on a reserved matters application for the redevelopment of the site. He explained that the site only has outline consent dating back to 2012. To take the site forward St William would need to submit a more detailed reserved matters application which would add much more detail to the broad permission already in place. To achieve this, a process of fortnightly meetings with Haringey had begun, with the next one scheduled for 16 March. He mentioned this would be a particularly busy day as there would be a presentation to the Quality Review Panel followed by a pre-application briefing to the Planning Committee. There would also be a presentation to the Development Management Forum, although this would not be until May due to the Council going into purdah before the Mayoral and GLA elections in May. A reserved matters application would then be submitted in May and a decision was expected in late July at the earliest and September at the latest. There would also be public exhibitions in April and details about this would be made public soon.

JM agreed that this was the obvious next step after years of discussions on the Section 73 application. There had been a great deal of opposition initially and a new application may unearth some of the opposition that had died down, in particular opposition to the scale and massing of the buildings and the feeling of being 'closed in' by them. He added that there is another section of residents who simply want the developers to get on with their plans after years of uncertainty. He still felt that the developers had missed a good opportunity to open up the Moselle Brook, however the PMRA felt there was still a great opportunity for new green space to bring existing and new residents together presented by the pocket park. He hoped the PMRA would be included as partners in the emerging designs and work together.

JM also cited the strategic issue of traffic mentioning that the issue went back to the original discussions in 2008 about resolving congestion, this was an even bigger issue now with Crossrail 2 being talked about and there would be a strong strategic interest for the Council and developers to keep residents informed.

PA mentioned that residents' views are usually fed-into pre-application meetings with the council through public Development Management Forum (DMF) meetings. She noted that she would have preferred for St. William to have presented at the March meeting of the DMF however the Council's purdah period had obviously made this more difficult.

PM explained that St. William are a lot more limited than people may expect in how much they can change the reserved matters application from the outline consent, the commercial and residential units need to fit into a pre-defined space, however there will still be opportunities to make changes to the materials/cladding of the buildings and landscaping. **PA** mentioned that this would be worth raising at the DMF and **PM** agreed, adding that the DMF meeting will be mainly about landscaping and materials as well as the issue of affordable housing, though this too would be constrained by the initial consent.

JM mentioned that a lot of the goals of the PMRA are pragmatic and relate to things that were not previously known about such as the pocket park. The site's neighbours have in-depth knowledge of the area and could help improve the scheme significantly. **PM** mentioned that this would certainly not be discouraged by St. William.

KJ asked **PM** how else he would encourage residents to get involved with the reserved matters application. **PM** replied that in addition to the DMF meeting there will be public exhibitions and a project website with other methods for residents to communicate with the project team. **PA** added that residents could also get involved through their ward councillors.

9. RBLG/Council Liaison

JM mentioned that he would still like a meeting with the relevant officers and that he felt the group hadn't had the dialogue with the Council he would have liked. **PM** mentioned St. William would be happy to take part in any forums to help with this dialogue. **PA** added that Emma Williamson and her team were not averse to meetings and she would take it up with them and find out if they would attend in future.

KJ noted that the RBLG was not technically the forum for development issues and the meeting tonight was meant to introduce St. William and the next step in the process.

JM mentioned that the PMRA would be holding a meeting on Saturday 14 May on Horsey Park Road to talk about their plans for the pocket park and it would be great to see as many members of the RBLG there as possible.

PM reminded the group that there would be a long process ahead, given that vacant possession of the site itself would not likely be secured until late 2017. St. William would be committed to the area for 10 years at least and there will be lots of opportunities ahead for keeping people informed. **PA** reiterated the importance of the DMF for picking up new residents who may not have been as informed previously, mentioning that there had been around 30 residents in attendance at the last meeting. She also added that the RBLG had inspired a similar group to be set up as a condition of Tottenham Hotspur's recent planning consent for their stadium redevelopment and its continuing success is serving as a blueprint for the borough.

10. AOB

JM asked if there was any way the PMRA could gain access to the unregistered land via the gate on Hornsey Park Road so they could clear up the mess and litter there. **PG** assumed that the gate led to the substation, however **JM** assured him it led to the unregistered land. **PC** would pass the request to Clive Shearing the site manager who would organise the clear-up.

The date for the next meeting was set for **7pm, Tuesday 19 April 2016.**

ENDS