

Residents and Business Liaison Group
Tuesday 15 November 2016 – 6.30pm to 7.30pm
Grace Baptist Church Hall, 48-50 Park Ridings, N8 0LD

Attendees

Keith Johnston (KJ) National Grid
Paul Cooper (PC) Coleman and Co
Paul Greatorex (PG) Atkins
Felix Shaw (FS) Local Dialogue
Alex Wilson (AW) Local Dialogue
Ashley Spearing (AS) St. William
Ralph Scott (RS) Four Communications

Marcus Ballard (MB)
John Miles (JM)
Ryan King (RK)
Ian Robinson (IR)
Beth Kay (BK)

Apologies

Emma Williamson (EW)
Kate Glensman (KG)

1. Introductions and apologies

Introductions were made.

2. Update from St. William

AS began by mentioning that over the past few months, there had been a number of changes both locally and globally and these have given St. William the opportunity for reflection. He added that it will be 2018 before construction starts, and St. William knows that Haringey is keen to look at the Area Action Plan for Wood Green before then.

He mentioned, this means there is time to start looking at things differently and there is an opportunity to look at the Masterplan and do something better. Although, he added that St. William does not know yet how this will look. He noted that the first step in this process will be a meeting in December 2016 to look at how to make the masterplan better in a small group, with a view to looking at something wider in January 2017. This would be a good time to start having sessions with Workspace, Iceland and Haringey Council.

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He also mentioned that another question being considered is what this engagement could look like. He added that the RBLG is a useful forum but St. William want to start talking to people a bit more widely. A forum running from early next year would be best but frequency, attendance and points to discuss are open to debate.

IR asked what is driving the change and what **AS** meant by ‘making better’.

AS discussed that whilst St. William has a planning consent in place, he thinks it can be made better and more community focused. He added that the masterplan can also be made better socially, in terms of affordable housing.

He added that the current masterplan also contains 25,000 square feet of employment space but no further detail. There is an opportunity to look at how this can be made better to link to wider employment needs in the area. This needs wider engagement as St. William and Haringey Council can’t decide everything between themselves.

BK followed on from **AS**’s comments by explaining the key policy change driving this - that Wood Green will now be an Opportunity Area in the next London Plan. This means there will be more opportunities for homes and jobs which is exciting for Haringey. In the original masterplan consultation, four options were put forward with the density ranging up to 6000+ units and the feedback showed a surprising level of support for that level of density. She added that there has also been a political change at the Council with Cllr Goldberg, Cabinet Member for Economic Development, Social Inclusion and Sustainability now leading the Wood Green regeneration and focusing on employment.

IR asked if there was an opportunity in this review of the masterplan for an expansion of the business element? **BK** confirmed that there would be. **IR** stated that he felt this was good news.

BK mentioned that the overall goal was to make Wood Green one of the best metropolitan town centres in the country.

JM stated that the Park Malvern Residents Association (PMRA) was in a complex position in that it is represented by a distinct minority of people who live on streets that are suffering from an acute environmental crisis. He mentioned that PMRA had been raising these issues directly with the Council long before it was decided they were worth discussing in a forum and that most residents are not interested in being part of the most ambitious town centre in the country. He also suggested that it is regrettable that the Heartlands site does not have any permissions to be turned into a site for new industries, in particular manufacturing.

BK asked members how useful they found the RBLG in terms of allowing its members to have an influence?

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KJ mentioned the requirement for National Grid to set up the group originally came out of the Section 106 agreement for the initial demolition application and that he was unsure at the time how it would work. He mentioned that it had, however, been a great success in terms of allowing National Grid to engage with the community. He mentioned that when National Grid first began engaging with the community, it was faced with a great degree of local scepticism but, over two years, the close cooperation of the RBLG had allowed it to become a great forum for consultation. Finally, he added that the group had a real influence and had won significant local victories such as the inclusion of pocket park in the masterplan which is now widely viewed as having been the right thing to do.

JM was very complimentary stating that through the group, ordinary members of the community have been taken seriously and a real interest had been taken in PMRA's activities.

KJ mentioned that through the group National Grid had also been able to address real concerns about dust and noise, traffic and other day to day issues to do with the dismantling of the gas holders.

RK added that members have enjoyed being part of a forum where there is a real two-way conversation, and members can ask questions rather than just being spoken at. He mentioned there is a sense of annoyance and frustration in other forums and this largely hinges on the perception of consultation as a tick box exercise. However, the RBLG has not been like this and is altogether far more tangible.

FS raised the success of the Heartlands website and online publication of monitoring data which came out of discussions with RBLG members. **JM** also praised the accurate minuting of the meetings and having those minutes available to access on the website.

3. Planning Update

AS mentioned that the PRS application is now ready to be submitted to Haringey Council.

KJ added that National Grid is working through details with the Environment Agency about where gas mains will run, adding that there is a challenge in navigating the gas pipes across the Moselle Brook and Mary Neuner Road.

He mentioned that because of this, there will be some upcoming disruptive work, involving closing-off at least part of Mary Neuner Road (**NB**. This issue was discussed further in Item 6).

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JM asked if this would be an appropriate time to raise the issue of the Moselle Brook's classification as a protected river, and its erroneous description in the minutes for the previous month's RBLG meeting as a combined sewer and storm drain.

FS stated that National Grid do recognise the Moselle Brook is a river and is issued protections as such. He confirmed that its incorrect description it was an issue of loose language.

PG added that what **MB** had wanted was an acknowledgement that there are a number of private connections into surface water drainage that then drain into the culvert, efforts are being made by the relevant authorities to correct these but there are still a number of connections discharging into the culvert. He noted that this is why the team think there are some odours coming from the river.

PG also mentioned the aspiration to open up the culvert, and that at no point would the team want people to think they are describing it as a sewer to help avoid having to open up the river.

4. Programme update

PC advised that over the course of the month, the team had completed construction of the ramp out of the base of Gas Holder No.3 (GH3) to the rear of houses on Hornsey Park Road, completed removing sludge from the surface of the GH3 dumpling and commenced removing the 'Crown' structure. The team then commenced removing the lift skins with the use of a machine that sits on top of the dumpling, however the dumpling could not take the strain of the machine on top of it. He mentioned that, because of this, the team changed their approach and decided to remove the lift skins with mobile cranes, one of these cranes was delivered at the end of the week commencing 7 November 2016 and second one will be delivered early during the week commencing 21 November 2016.

KJ added that the larger cranes required to remove the gas holder columns will be delivered early next year. **JM** asked if there will be a letter going out to residents when this happens. **FS** confirmed that this would be the case.

JM asked what had been happening to the stockpile of metal behind the Lime Trees as it had become associated with a lot of banging.

KJ mentioned that this is where Coleman & Co process the steel after removing it from the gas holder. **PC** added that it is then cut and folded in this area and put into scrap bins. He also mentioned that once the earth bund currently being used to store treated Japanese knotweed is removed then the team can move steel

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processing to that location which should be quieter for residents as it will not be as close to the site boundary.

PG confirmed that the noises are caused by banging when the steel is put into the scrap bins. He added that the most affected resident would be Mrs Hammoudan at 123 Hornsey Park Road, although there is monitoring in place to ensure levels are not breached and the team haven't received any complaints as of yet,

PG mentioned the other significant change that has happened to the programme regarding infill. The initial plan was to completely infill the voids but the intention now is to leave them partially infilled, this approach means there will be less traffic delivering materials to site and more on-site material being re-used.

JM asked if pictures of the voids can be posted to the website and shared with residents? **FS** that there are plenty of photos of the GH1 void and the team will post more photos to the website. He added that the PMRA are welcome to use these on their website.

PG mentioned that from early next year the team will be removing the heras fences around the edge of the gas holder voids and putting up permanent fences, and investigations are ongoing about how this can be done safely.

5. Japanese knotweed update

PC stated that Coleman & Co would be testing the treated Japanese knotweed stockpile on the earth bund and removing it safely over the coming weeks. He added that the stockpile is on hard standing ground so doesn't pose a threat.

PG mentioned that treatment for this year is complete and the next round of treatment will not be until September 2017.

AS asked if **PG** could explain the Japanese knotweed treatment process for **BK**'s benefit. **PG** gave an overview of the Japanese knotweed locations in the gardens along the boundary between the site and Hornsey Park Road. This is contained and has spread slightly onto the National Grid site. He mentioned that contractors had been treating the Japanese knotweed which had spread onto the National Grid site with herbicide injections. He added that the contractors carry out three separate treatments, this ensures anything that returns at a later date due to treatment is picked up.

PG also gave overview of treatment of Japanese knotweed in garden of 123 Hornsey Park Road, he also mentioned there will then be a root barrier being laid along the boundary to prevent further spread back onto the site.

6. Traffic management update

PG mentioned that now infilling would not be going ahead, there will no longer be the need to close off sections of Mary Neuner Road to allow for periods of heavy vehicle activity. However, he added that the large crane to remove the GH3 columns would be arriving in mid-January where it may be necessary to close off some parking spaces to allow for delivery and the delivery may also have to be taken out of working hours. A letter will be going to residents to inform them of this.

PG then discussed the work required to gas mains as part of the construction of the new PRS. He mentioned that, as road layout of Mary Neuner Road is being changed, there will need to be a temporary road closure to identify where there are columns associated with a bridge over the Moselle Brook culvert. The gas mains run through these columns so they will need to be replaced. He informed that dates for this work are still to be confirmed but residents and businesses will be informed well in advance. He also advised that the work may have a temporary impact on Hornsey Park Road in terms of diverted traffic.

KJ added that there will most likely then be a further road closure when the work is carried out to actually re-lay these mains across Mary Neuner Road. If possible National Grid would only want to close the road once but as dates and times are still unknown, it may have to be closed twice.

IR mentioned that this work was acceptable from Electoral Reform Service's point of view as long as it does not slip back to April or May 2017 when the ERS would be busy with ballot paper deliveries. **PG** confirmed that it would not and would be carried out early next year.

JM asked for clarification on whether there will be two road closures. **KJ** responded that he thought there most likely will be. One will be a short closure and another will be longer. He added that it is still unclear whether both lanes will have to be closed or just one.

7. Air, dust and noise management

PG apologised that there was still no data from October uploaded to the website, he mentioned that it had somehow been misplaced, but it will be on the website as soon as possible. **JM** confirmed that from his observations there had been banging but no odours and dust and enquired whether vibration monitoring was carried out. **PG** confirmed vibration monitoring was in place to protect kit and no limits had been triggered.

JM raised a question about propane cans behind the gates on Hornsey Park Road. **PC** mentioned that there was no specific reason for them to be there other than

ease of access. He agreed to look into finding a different location for them away from the boundary and ensure they are kept in cages.

8. Communications update

JM mentioned that there would be a communications opportunity on Saturday 26 November, when there will be a PMRA winter drinks event on the junction of Mayes Road and Hornsey Park Road from 11-12pm. He added that it would be a good opportunity to meet residents and keep them updated.

FS mentioned this would potentially be useful for the team's ongoing effort to identify members of the community with an historical connection to the site.

JM suggested placing and advert or news story in the *Haringey People* newspaper to find people associated with the site. **FS** thanked **JM** for this suggestion and added that an appeal could go out in update letter in December 2016. **KJ** mentioned that a similar thing had happened on a National Grid site in Bury St. Edmunds and had been a great success.

FS noted he was still in the process of securing a meeting with the local secondary school to discuss a school engagement opportunity and that now any event would be in conjunction with a handover type event at the end of the dismantling programme. **BK** mentioned that she would be attending a meeting with the heads of various local schools and offered to extend the invite to this meeting to **FS**.

AS raised issue of the local Christmas tree appeal **BK** mentioned this is something the Council is very interested in and would be good to do in conjunction with the light switching on ceremony in Wood Green

9. Recording of recovered items

PG advised that the GH3 valves had been removed and put into storage. The guide wheels have also been stored along with the plaques, therefore the only thing left to recover are the column bases with dates of construction on. These will be the last items to be retained, at the end of the dismantling.

10. AOB

PG mentioned that the team is looking into remediation of the southern part of the site to clear the area below the Moselle Brook to make way for the new PRS and new gas mains. He added there will also be remediation work on the site of the old Gas Holder No.2 involving removal of tar from what was the base of the gas holder. **PG** also mentioned that there would be an update given at the next meeting on who

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the contractors will be. They are due to be appointed on 12 December and they will be most likely invited to the meeting in January.

JM noted that any further information about the chemical processes there would be really useful. **PG** confirmed that there will be an update on this in the next meeting.

AS added there is also a good news story in this work about improving the environment and cleaning up a site with a legacy of contamination.

FS asked if the structure of GH2 would be revealed during this remediation work. **PG** confirmed that it would and that it has a slightly smaller footprint than GH1 but is of a similar age. The base wall and dumpling still remain. **FS** noted that its excavation would be a good opportunity to take some photos for heritage value.

Next meeting:

- Monday 12 December – 6.30pm

ENDS.