

Residents and Business Liaison Group
Tuesday 18^h April 2017 – 6.30pm to 7.30pm
Grace Baptist Church Hall, 48-50 Park Ridings, N8 0LD

Attendees

Keith Johnston (KJ) National Grid
Phil Harrison (PH) Atkins
Ashley Spearing (AS) St. William
Felix Shaw (FS) Local Dialogue
Chris Cooper-Davies (CCD) Local Dialogue
Steve Murdoch (SMu) VHE

John Miles (JM)
Marcus Ballard (MB)
Ryan King (RK)

Apologies

Ian Robinson
Cllr Stephen Mann
Cllr Peray Ahmet

1. Introductions and apologies

Introductions were made.

2. Site remediation update

SM gave an update on the progress to date. He said work had finished on the west side of the site and was continuing on the east side. The site team has moved out of their temporary offices into the offices which Coleman and Company had previously occupied.

PH said he had been in touch with BNP Paribas Real Estate to arrange when the western half of the site would be formerly handed back to them. This would take place the following Tuesday.

MB asked if the excavations had been filled in.

SM replied that the excavations had not been filled because this would benefit future developers.

PH said there are four rectangular holes with two to the north and two to the south of the Moselle Brook. The holes are roughly two meters deep with the exception of

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one of the southern holes, which is approximately one meter deep. **SM** added that two of the holes, including the shallowest of them, were currently filled with water.

JM asked whether work was still ongoing on Gas Holder No.2 (GH2). **SM** replied that it was.

KM said that work had largely stopped on GH2 while the contractors established what materials are in there and what will be removed. This will allow the team to agree on appropriate remediation works. The delay will not affect the overall timetable for the project.

FS said that all of the recent odour, noise and dust monitoring data had been within agreed levels but had not been uploaded to the project website because this data was separate to the data Coleman and Company had been collecting.

JM said that it would be good if all the data could be uploaded to maintain public confidence. He mentioned that the legal limits for sound and odour were not the primary issue for those affected because, whether or not the limit was breached, the noise and smell was occasionally intrusive. Dust had not been an issue. **FS** said the team would look into ways to continue providing noise and odour monitoring data.

JM asked whether the odourisers would be used again.

SM replied that they might be in the future but that the current material being extracted was odourless.

JM said that occasionally the odourisers themselves were more disturbing than the odour due to the unusual perfumed smell being noticeable.

JM asked if there were any traffic issues to discuss. **PH** said that lorry movements were reduced at the moment but would pick up again in the future.

3. Gas holder dismantling

FS said that the site would be handed over to BNP next week. The litter pick on the bund had also been carried out since the last meeting.

JM registered his disappointment about the litter picking exercise. He said that it would have been a good idea to look at the waste problem from the perspective of the residents because from their point of view the main heap of rubbish on the bund was still sitting there. **KJ** said that National Grid had only agreed to remove rubbish on the raised section of the bund and did not want to enter peoples gardens beyond the wall line at the bottom of the bund. He asked whether the material **JM** referred to was inside residents' gardens. **JM** said the rubbish was not in residents'

gardens and that the RBLG had discussed this issue previously. He added that when the issue had first been discussed, the idea of a 'kind of amnesty' had been floated, whereby residents with waste in their gardens might be able to cooperate with the contractors to have this waste removed. He mentioned that all the rubbish on the bund had come from outside of the National Grid site.

PH confirmed he would visit **JM** to review the situation.

MB asked when the land on the bund would be enclosed and who would enclose it.

AS said this would be looked into and decided on at a later date.

MB said the most satisfactory way to keep the land would be for the original National Grid boundary, where the wire was, to become the enclosure of the site and for there to be another lighter enclosure at the top of the wall. The unregistered land would then be defined by two fences. He added that the moment the land is fenced off it will become the property of the organization or individual that has enclosed it. He asked whether either **AS** or **KJ** would be able to enclose the land.

KJ said there would need to be a legal decision on this matter, as the land was not registered to National Grid.

AS said there would need to be a long-term solution rather than a short-term fix. Work would not begin on this until after the remediation work at the earliest.

JM said that about 18 months ago the RBLG had an extensive discussion about the security of the bund and that he was unsure if everything National Grid had committed to then had actually be actioned. He said the land was on the Hornsey Park Trust's shopping list.

It was agreed that **PH** would visit **JM** to observe the waste and **KJ** would discuss the future of the bund with **AS**.

4. Update on the PRS

FS said the reserved matters application for the Pressure Reduction Station (PRS) was granted and the design details were being finalised with a view to construction beginning in June or July. This work should be finished by March 2018.

KJ said that when the new PRS is in place the old PRS will be decommissioned and removed, paving the way for site investigations in that area and any subsequent remediation work.

JM asked whether the PRS installation would involve deep excavations.

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PH said that a hole of a meter depth would be sufficient.

5. tRIIO works on Hornsey Park Road and Mary Neuner Road

FS gave an update on the tRIIO work in the area. tRIIO were due to finish their work at Turnpike lane and Hornsey Park Road over the next couple of days. They had intended to finish before the end of the Easter holidays but had overrun. The works on Mary Neuner Road had been put back a week as a result of this delay. A letter would be going out to residents later that week informing them of these changes. tRIIO are now hoping that they will be able to complete the works without closing Mary Neuner Road. However, this is not guaranteed. If tRIIO need to close Mary Neuner Road they will let Local Dialogue know ahead of time so that they can send out a communication informing residents of the closure.

6. Communications update

FS said there had been no contact from the public since the last meeting apart from the communication with **JM**.

AS said that St. William had met with the PMRA at the end of March.

6. RBLG liaison going forward

MB said that he had circulated an email outlining his thoughts on the future of the RBLG. He said that he thought the RBLG should operate within an area with defined boundaries and that it would be preferable if it could maintain its shape rather than spreading itself too thin.

JM said that there is a possibility that if St. William establish a liaison group other developers might be persuaded to participate in it. **MB** had the necessary 'gravitas' to perform this function and it would need a chair to keep the group going. This would likely be the most prominent developer in the area, which would currently be St. William.

KJ said the RBLG was formed as a result of a condition in National Grid's planning consent for the Haringey Heartland's site specifically. It was never a Haringey wide initiative.

JM said that sustaining the group would be more difficult, especially as many regular Cllrs who attended were no longer coming.

AS said that if Iceland and Workspace were invited to attend the RBLG in one or two meetings time it might be a good opportunity to get more people involved again.

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MB asked if a public liaison group condition would be included in Iceland and Workspace's planning consent. **AS** said that it probably would be but that it would be preferable to get the developers involved before they submitted their applications. **MB** agreed.

AS noted that when St. William and Iceland start work on their respective sites there will be a lot to talk about.

RK said the group might become unmanageable if it tried to take on all these different projects. He suggested that the format of the meeting be changed on account of this. **AS** said that it might be possible to have one general meeting with all local developers which could then break into sub-meetings if necessary.

MB said that, as more developers were invited to attend, the function of the group would change from one of post-application liaison to pre-application dialogue. He suggested that future meetings of the RBLG be split into a part one and part two. Part one would be for progress updates on the Heartlands site, while part two would be for discussing impending applications with new developers.

It was agreed that the next meeting would be split into two parts, 1 hour each.

7. Any other business

The next meeting was set for **Tuesday 23rd May at 6.30pm.**

ENDS